



Total Area: 221.2 m<sup>2</sup> ... 2381 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



99 Smugglers Lane North, Highcliffe On Sea, BH23 4NH

£950,000

**Mitchells**  
1963 — TODAY



A simply stunning home of about 2400 sqft, offering superior accommodation, striking external elevations and an outstanding internal specification. This fabulous home has been professionally extended and refurbished to the highest of standards and offers an array of luxury features sure to satisfy the most discerning of purchasers. Quick possession.

The living space here is superb with a wonderful, full width kitchen/family room that leads onto the raised sun terrace via two sets of bi-fold doors. The master bedroom upstairs boasts a feature vaulted ceiling and an amazing en-suite by Porcelanosa. The layout here really works with up to five bedrooms if required but could also give you multiple reception rooms depending on how you use it. The finish inside and out is exemplary with designer fittings, lovely rouches such as the brushed chrome sockets and inset surround sound to the kitchen/family room.

- Individually designed home in 'as new' condition cleverly designed with huge thought going into the layout
- Large mature plot with delightful garden, high degree of privacy, integral garage and generous driveway
- Contemporary and fully integrated designer kitchen with moulded Corian tops and underfloor heating
- Herringbone flooring to the entrance hall and main living space, luxury carpets elsewhere
- All sanitary ware and tiling by Porcelanosa
- Hard wired internet and media, security system and CCTV
- Great design with vaulted ceilings, roof lights and angled glazing giving a real luxurious feel with lots of light
- Quiet location in the heart of Highcliffe
- Council Tax 'E' £2796.19
- EPC 'C'

