



Total Area: 102.3 m<sup>2</sup> ... 1101 ft<sup>2</sup> (excluding storage, garage)

All measurements are approximate and for display purposes only



16 Colemere Gardens, Highcliffe On Sea, BH23 5AS

£525,000

**Mitchells**  
1963 — TODAY



A clean and tidy, detached bungalow of about 1100sqft standing on a large corner plot with an easy to maintain rear garden. The bungalow is situated in a lovely quiet crescent on the highly acclaimed Wolhayes Garden Estate and is offered for sale with no forward chain.

The bungalow has been very well cared for but could now benefit from some cosmetic upgrading in places. It is very bright and airy with a large UPVC sun room to the rear and a pretty open outlook over the large front lawn.

- Quality detached bungalow with spacious rooms
- Two double bedrooms, both with fitted wardrobes
- Refitted shower room with separate wc
- Through sitting/dining room with large picture window to the front and access to the sunroom
- Attractive herringbone, block flooring to the entrance hall
- Well fitted kitchen, Gas fired central heating and modern, UPVC double glazed windows
- Garage, driveway and private rear garden
- Excellent location about 1mile from the village centre with the cliff top and beach being a little further on
- Council Tax 'E' £2796.19
- EPC 'D'

