



*7 Holmhurst Avenue, Highcliffe on Sea, BH23 5PQ*

*£825,000*

**Mitchells**  
1963 — TODAY



# *Holmhurst Avenue, Highcliffe on Sea*

An immaculate family home of about 2700sqft, situated just off the prestigious Hinton Wood Avenue with excellent bedroom space including three en-suite bedrooms on the first floor. This super home offers superior living space, perfect for a growing family with multiple reception rooms, a large level south facing garden and separate garden/games room. Holmhurst Avenue is perfectly situated in the heart of Highcliffe, within walking distance of both the Primary and Comprehensive schools and close to the train station (ideal for children going on to Bournemouth/Brockenhurst colleges). The house itself has a smart, contemporary feel to it with quality fittings and a neutral décor.

- FIVE BEDROOMS • FOUR BATH/SHOWER ROOMS (THREE EN-SUITE) • KITCHEN • BREAKFAST ROOM • UTILITY ROOM • DINING ROOM • LOUNGE • SNUG • CONSERVATORY • STUDY • GF WC • GARDEN ROOM • GARDENS • OFF-ROAD PARKING



## The Property

- Substantial detached house with spacious accommodation totalling 2700sqft
- About one mile from the bustling village centre, cliff top and beach
- Five first floor bedrooms and four bath/shower rooms
- Large lounge & dining room
- Snug/TV room and separate study
- First class decorative order
- Stylish fitted kitchen with solid worktops and large utility room
- Plenty of parking, integral store, brick-built garden studio/bar/gym/home office
- Sunny rear garden with a southerly aspect
- Council Tax 'G' £3625.36
- EPC 'C'





## Location

Highcliffe is a small village in the borough of Christchurch, Dorset. The village lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fuelled by its enviable location, coastal walks, main line railway links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course and the Nature Reserve at Steamer Point, Highcliffe is a popular area for those relocating to the coast.









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