



104 Smugglers Lane North, Highcliffe on Sea, BH23 4NL £750,000

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Smugglers Lane North, Highcliffe on Sea

An immaculate detached home of about 1800 sqft with a lovely sunny garden with direct access onto Wingfield Recreation ground. Thoroughly modernised with stylish fittings, this bright and airy home is within walking distance of Highcliffe Comprehensive/Sixth Form and is offered with no forward chain. The current owners have really gone through this house, top to bottom, and it is extremely smart throughout. The living space is great with a superb open plan kitchen/family room leading onto the garden with a spacious, interconnecting lounge. There are up to five bedrooms if required with plenty of fitted cupboards and whilst the rear garden is small (but with all day sunshine) the access to the recreation ground behind gives you all the outside space a family would need!

- FOUR BEDROOMS • THREE BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/DINER/LOUNGE • LIVING ROOM
- STUDY • GARDENS • GARAGE • OFF-ROAD PARKING •



The Property

- Quick possession available with no forward chain
- Quality shaker style kitchen with some integrated appliances and stylish worktops
- Plenty of parking, detached garaging with light and power
- Spacious first floor master bedroom with fitted wardrobes and luxury en-suite
- Up to four further bedrooms if required but the ground floor rooms could easily be separate reception rooms
- Tasteful décor, quality internal doors and floor coverings
- Short stroll to Hinton Admiral Train Station giving easy access to both Brockenhurst and Bournemouth colleges, about 2 hours to London
- First class inside and out
- Council Tax 'E' £2796.19
- EPC 'C'

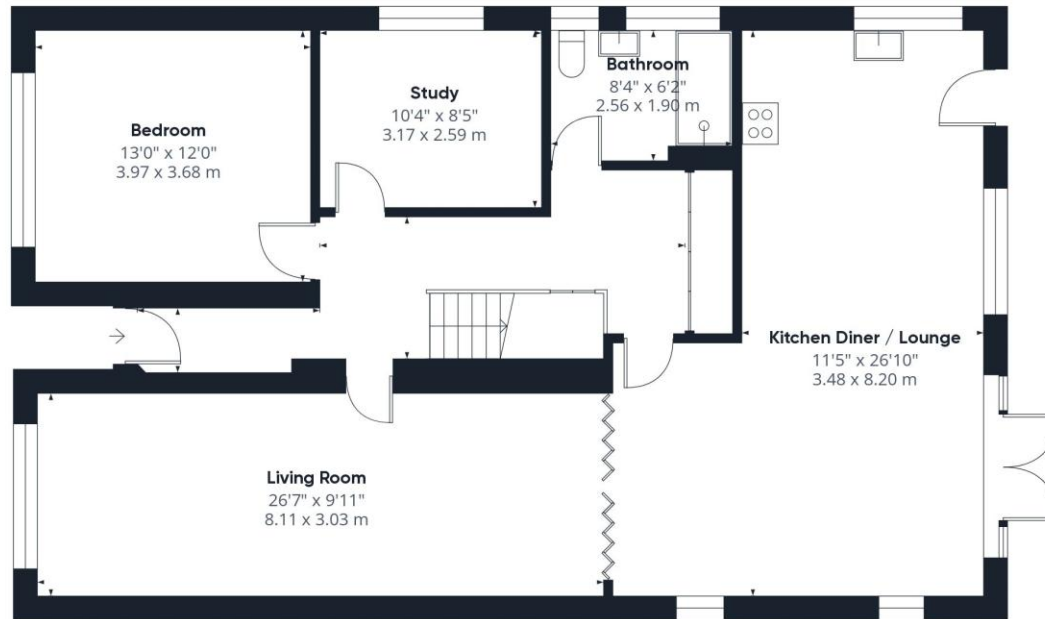




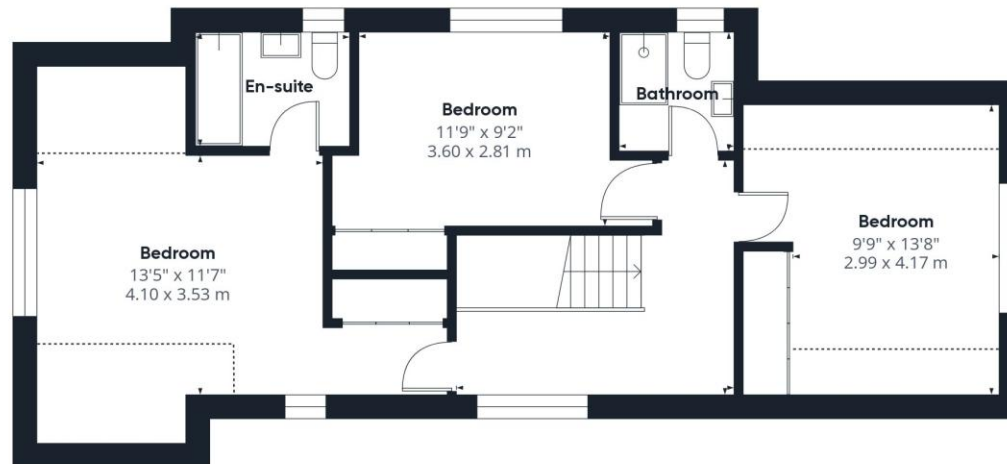
Location

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.





Ground Floor Building 1



Approximate total area⁽¹⁾

1801.77 ft²

167.39 m²

Reduced headroom

115.84 ft²

10.76 m²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.





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