



Total Area: 104.9 m<sup>2</sup> ... 1129 ft<sup>2</sup> (excluding garage)  
 All measurements are approximate and for display purposes only



4 Columbine Close, Highcliffe On Sea, BH23 4UB

£485,000 Freehold

**Mitchells**  
 1963 — TODAY

A superbly presented and modernised three bedroom, two bathroom bungalow, positioned in a sought-after cul-de-sac on the forever popular Hoburne Farm Development. Offering spacious single-level living with excellent storage, ideally suited for buyers seeking a low-maintenance home or downsizing.

The accommodation includes a generous lounge/dining area, a recently refurbished contemporary style kitchen with the benefit of an adjoining utility room and a bright conservatory overlooking the rear garden. Two of the bedrooms feature fitted wardrobes, alongside a recently updated family bathroom and an en-suite to the master bedroom. There is a large private rear garden, off-road parking, and a single garage.



- Lovely accommodation of approx 1130sqft
- Three bedrooms (two with fitted wardrobes)
- Two bath/shower rooms (one en-suite)
- Spacious lounge/dining room with outlook to the front
- A good size conservatory extension
- Lovely large rear garden with areas for entertaining
- Off-road parking & single garage
- Short walk to Sainsbury's superstore and Friars Cliff beach is a little further on
- Council Tax 'E' £2796.19
- EPC 'D'

