



*17 Holmhurst Avenue, Highcliffe, BH23 5PG*

*£495,000*

**Mitchells**  
1963 — TODAY







*17 Holmhurst Avenue  
Highcliffe  
Christchurch  
Dorset  
BH23 5PG*

A well-positioned, two double bedroom, two reception room detached bungalow situated on a prominent corner plot on the sought after Holmhurst development. The property is offered with no forward chain, and other features include excellent scope for extension, a south-facing and private rear garden, off road parking, a good sized, double aspect sitting room, and walking distance to the village centre.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Two Double Bedrooms
- Bathroom
- Cloakroom
- Rear Lobby
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with tiled flooring and a door through to the garage.

Entrance hall with access to the roof space, an airing cupboard, and a separate storage cupboard.

Lovely double aspect sitting room with an outlook over the rear garden.

Separate dining room with double glazed sliding doors to the outside and a south-facing outlook over the rear garden.

Conservatory of UPVC double glazed construction with a polycarbonate roof, twin casement doors to the outside, and an outlook over the rear garden.

Kitchen fitted with a range of white wall and base units, an inset sink unit with mixer tap, integrated electric oven and gas hob, Glow Worm gas fired boiler, part tiled walls, and space for a slimline dishwasher.

Rear lobby with tiled flooring and a UPVC double glazed door to the rear garden.

Two double bedrooms, with the master bedroom benefitting from built-in wardrobes.

Bathroom comprising a panelled bath, WC, wash basin, and tiled walls.

Separate cloakroom with a WC and hand basin.







## *Gardens & Grounds*

The property sits on a good sized corner plot, with the front and side gardens laid mainly to lawn. A tarmac driveway provides off road parking for two vehicles and leads to the single garage, which has an up and over door, power, light, and two useful store rooms to the rear.

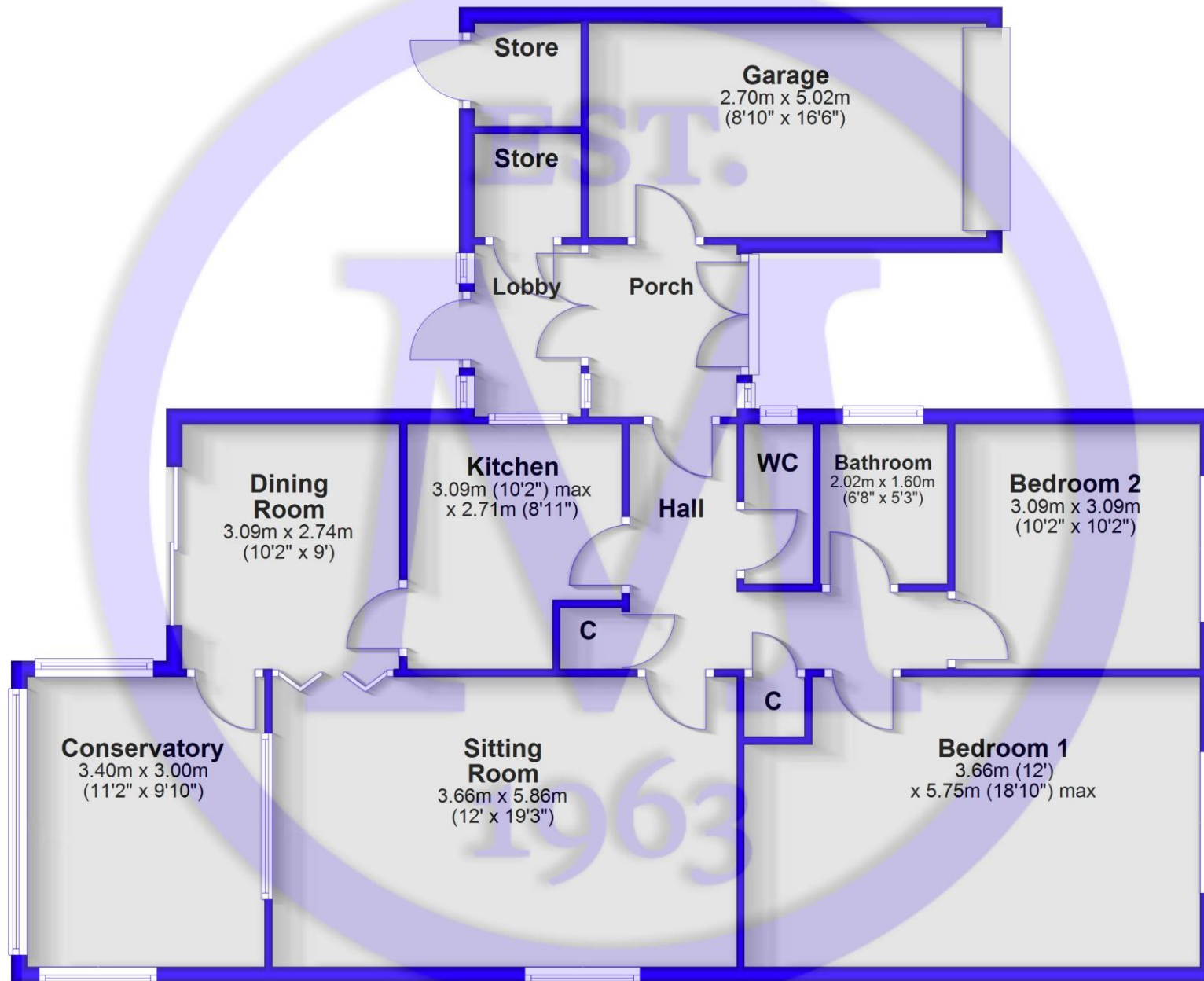
The rear garden faces a sunny southerly direction and is laid mainly to lawn, with a small patio area and mature borders providing a high degree of privacy.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating To be confirmed

## Floor Plan

Approx. 120.4 sq. metres (1296.2 sq. feet)



Total area: approx. 120.4 sq. metres (1296.2 sq. feet)

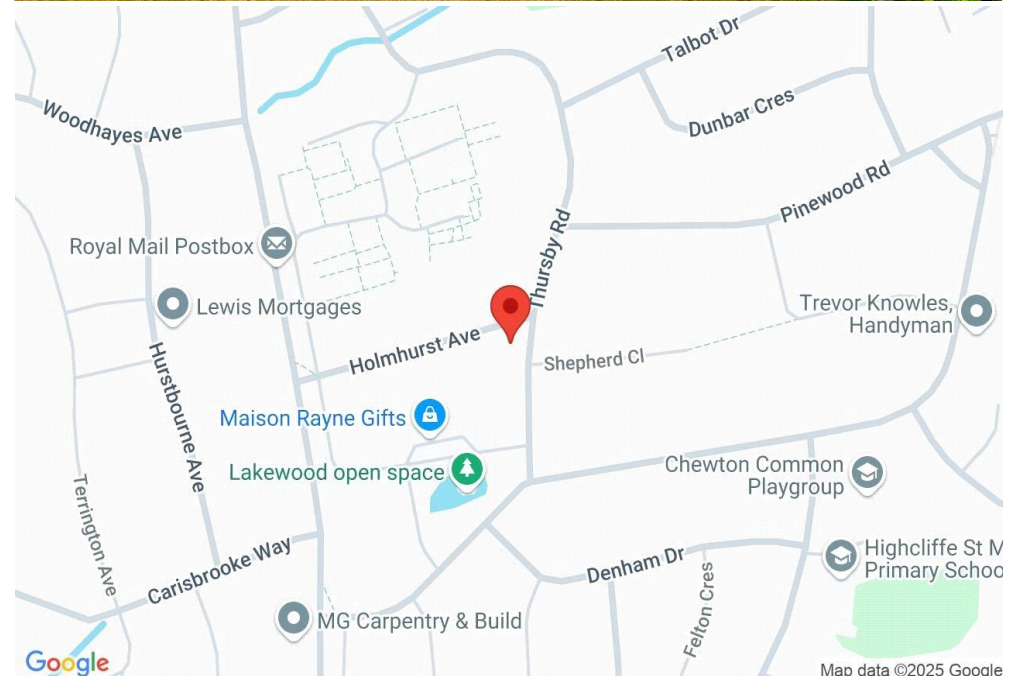


## Situation

Located on the beautiful Dorset coast, Highcliffe is a sought-after seaside town known for its natural charm, relaxed pace of life, and excellent amenities. With award-winning beaches, scenic clifftop walks, and the historic Highcliffe Castle, it offers the perfect blend of coastal and heritage living. Residents enjoy local shops, cafes, and schools, with the New Forest National Park nearby for outdoor adventures. Excellent road links and direct trains from Hinton Admiral to London make it ideal for both families and commuters.

## Directions

From Mitchells, proceed west along Lymington Road. Take the first turning on the right into Hinton Wood Avenue. At the end, bear right and continue along Hinton Wood Avenue. Take the third turning on the right into Holmhurst Avenue, where the property will be found on the right hand side.







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