



*23 Shelley Close, Highcliffe on Sea, BH23 4AW*

*£495,000*

**Mitchells**  
1963 — TODAY



## *Shelley Close, Highcliffe on Sea*

A very spacious detached chalet of about 1300sqft just a short walk away from the award winning Friars Cliff beach. The property stands on a generous plot with a sunny rear garden and has plenty of space to the left hand side giving potential for extension (stpp). The first floor has already been converted to give two double bedrooms both with en suites with flexible living/bedroom space on the ground floor. Situated in the Highcliffe schools catchment area this super chalet offers great accommodation for the list price with up to four bedrooms and three bath/shower rooms and super living space that leads onto the garden.

- **THREE BEDROOMS • THREE BATH/SHOWER ROOMS (TWO EN-SUITE) • KITCHEN • LOUNGE • DINING ROOM • GARDENS • OFF-ROAD PARKING •**



## The Property

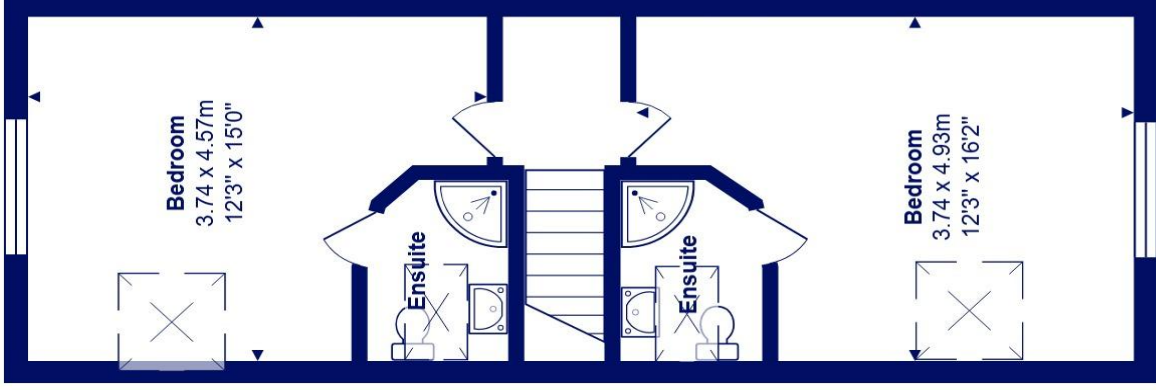
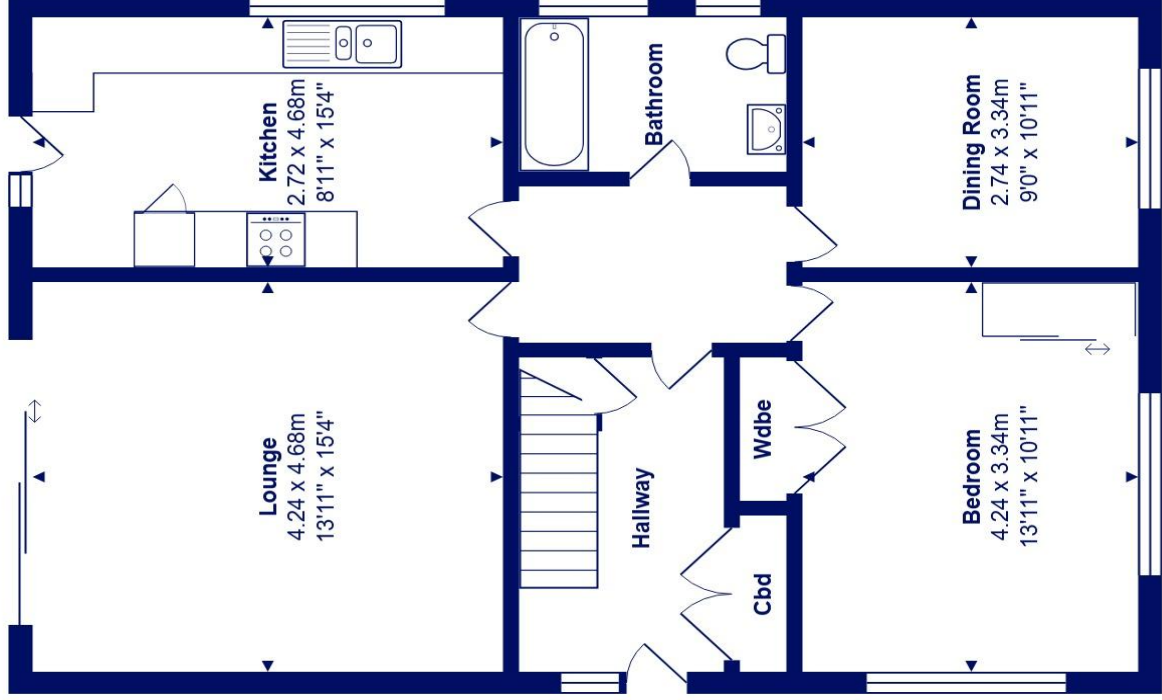
- Chalet bungalow in great condition with generous rooms sizes
- Large sitting room with feature facing brick fireplace and access onto the garden
- Two double bedrooms on the ground floor (one currently used as a dining room)
- Well converted loft with two similarly sized double bedrooms and en-suite facilities
- Modern fitted kitchen with access onto the sun deck
- Large garden with an abundance of parking, enclosed rear garden and detached garage/storage
- Gas fired heating, UPVC double glazed windows
- About one mile to Highcliffe village and walking distance of the sea
- 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.



Total Area: 119.5 m<sup>2</sup> ... 1286 ft<sup>2</sup>

All measurements are approximate and for display purposes only





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