



*46 Braemar Drive, Highcliffe on Sea, BH23 5NS*

*£825,000 Freehold*

**Mitchells**  
1963 — TODAY





# *Braemar Drive, Highcliffe on Sea*

A simply stunning, detached bungalow of about 1675sqft that has been comprehensively and professionally refurbished now providing luxuriously appointed accommodation with numerous, high-end features. Stading on a lovely plot with professionally landscaped gardens and plenty of off road parking, the bustling village centre, cliff top and beach are all within walking distance. The current owner has not just done a superficial refurbishment here- the roofs have been replaced as has the foul drainage with new gas heating, wiring, aluminium double-glazed windows, rainwater fittings, internal doors, architraves and skirtings with flat plastered ceiling throughout. This is a complete 'top-to-toe' refurbishment and ideal for someone looking for a luxury detached bungalow with no work to worry about. All relevant work has been carried out in accordance with building regulations with certification in place. Quick possession available.

- THREE BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/BREAKFAST ROOM • LOUNGE • DINING AREA • GARAGE • GARDEN • OFF-ROAD PARKING



## The Property

- Fabulous vaulted master bedroom suite with 5m aluminium bi-fold doors to the rear terrace and garden, designer en-suite
- Two further double bedrooms with further, luxury family bathroom
- Original and restored parquet floor to inner hall and both guest bedrooms
- Impressive open plan living space with stylish new kitchen, quartz worktops, vaulted ceiling, under floor heating with a tiled floor and patio doors to sun terrace
- Large, bright and airy sitting/dining/snug with jack and jill wood burner adjacent to the kitchen
- Agate grey aluminium double glazed windows, large integral garage that will fit VW Transporter (all new cavity block work so ready for conversion if required) off road parking for five cars
- Wonderful rear garden, new laid lawns front and back, purpose built garden shelter to rear of garden
- A most impressive property- strongly recommended
- 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: 155.5 m<sup>2</sup> ... 1674 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only









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