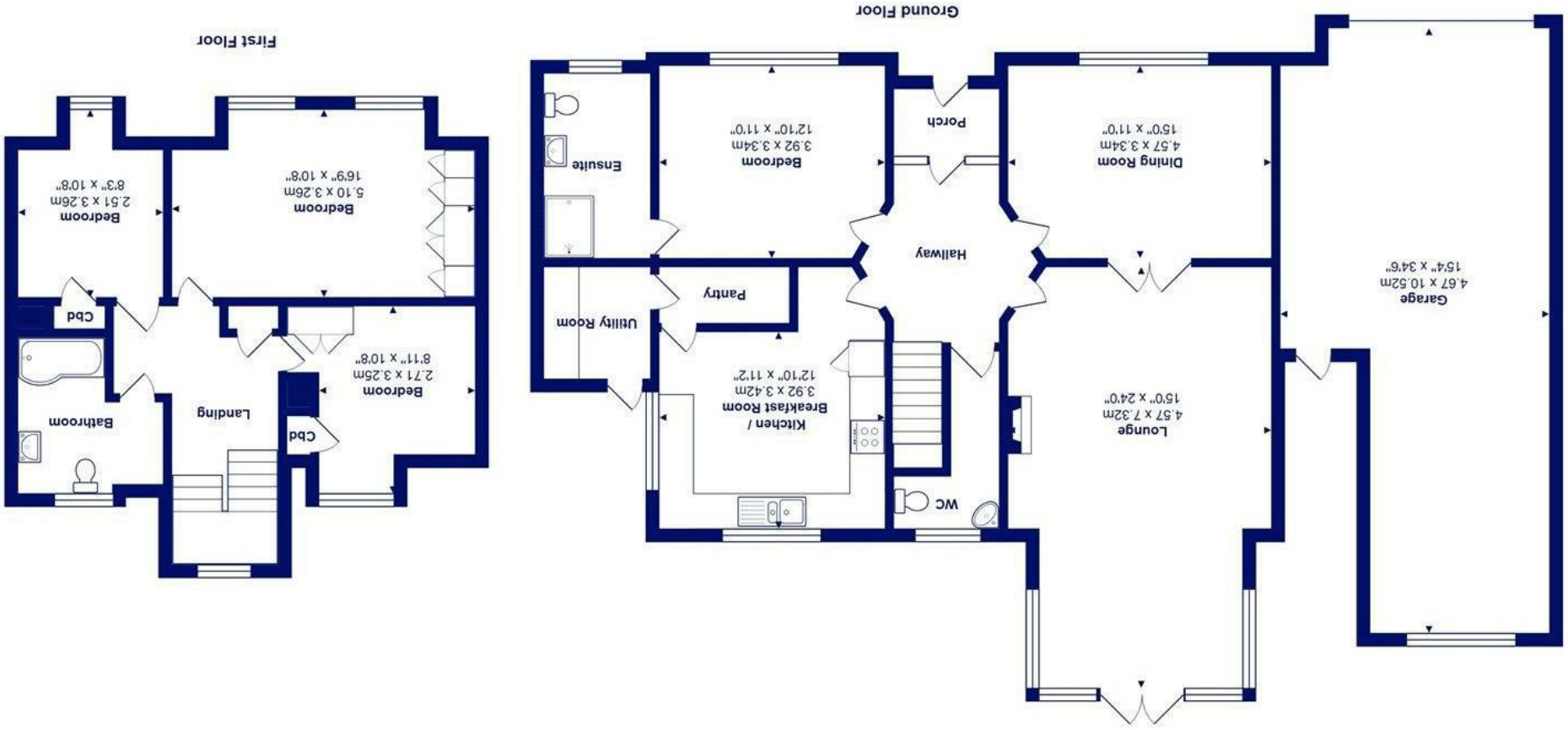


Total Area: 156.0 m² ... 1679 ft² (excluding garage)

All measurements are approximate and for display purposes only

16 Hinton Wood Avenue, Highcliffe On Sea, BH23 5AH *OIEO £800,000*

Mitchells

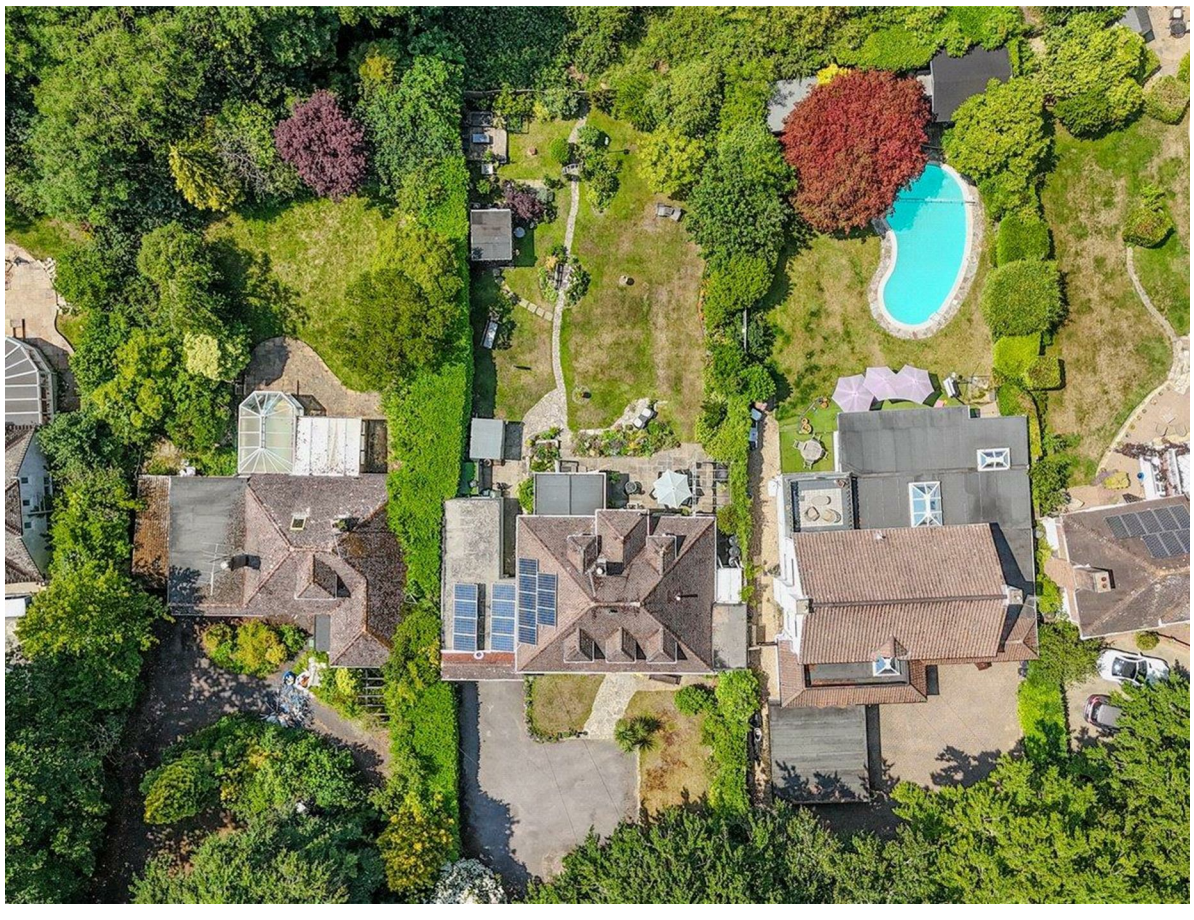
1963 — TODAY

A beautifully presented detached chalet bungalow on the southern end of Hinton Wood Avenue boasting enjoying a wonderful West facing garden with VIEWS and ACCESS onto Nea Meadows Nature Reserve.

Lovely modern accommodation in excess of 1,600 sqft enjoying plenty of natural light with modern fixtures and fittings throughout. The property features well appointed accommodation over two floors with excellent living space including two formal reception rooms and a sun room overlooking the rear garden.

- Beautifully appointed detached chalet in excess of 1600sqft (excluding garage)
- Four bedrooms (one ground floor)
- Two bath/shower rooms (one en-suite)
- Good size kitchen/breakfast room with access onto the gardens
- Fantastic large sitting room with feature fireplace & double doors leading onto the garden
- Separate dining room with sunny aspect
- Glorious rear garden with views and access onto Nea Meadows
- Attached double length garage & ample off-road parking
- Short walk to high street, cliff top and beach
- Council Tax

EPC Rating Band: B
Council Tax Band: E
Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC



www.mitchells.uk.com
Highcliffe@mitchellsuk.com
01425 272206

Mitchells Estate Agents
284 Lymington Road
Highcliffe
Christchurch
BH23 5ET