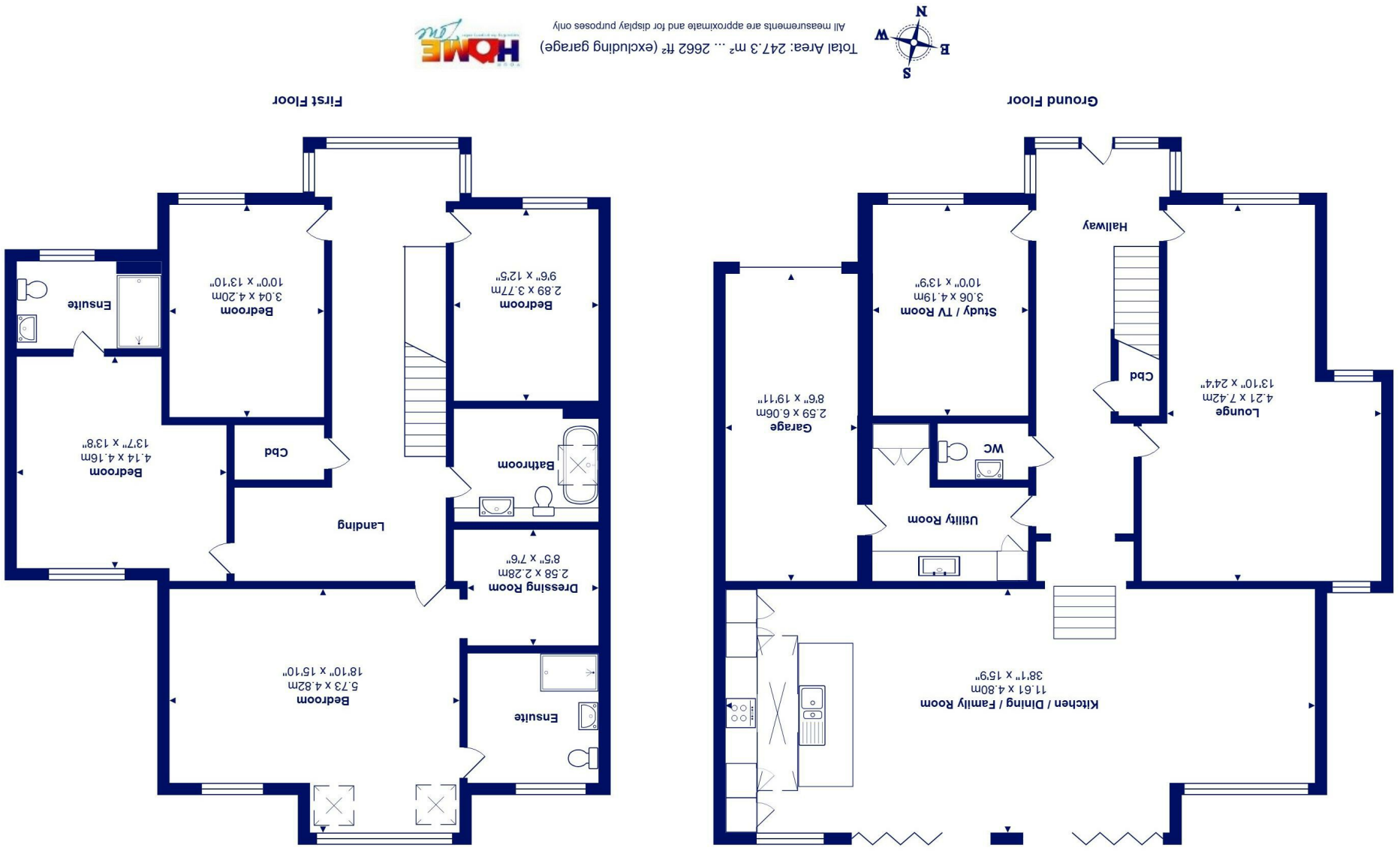


17 Elphinstone Road, Highcliffe on Sea, BH23 5LL *£1,150,000*

Mitchells

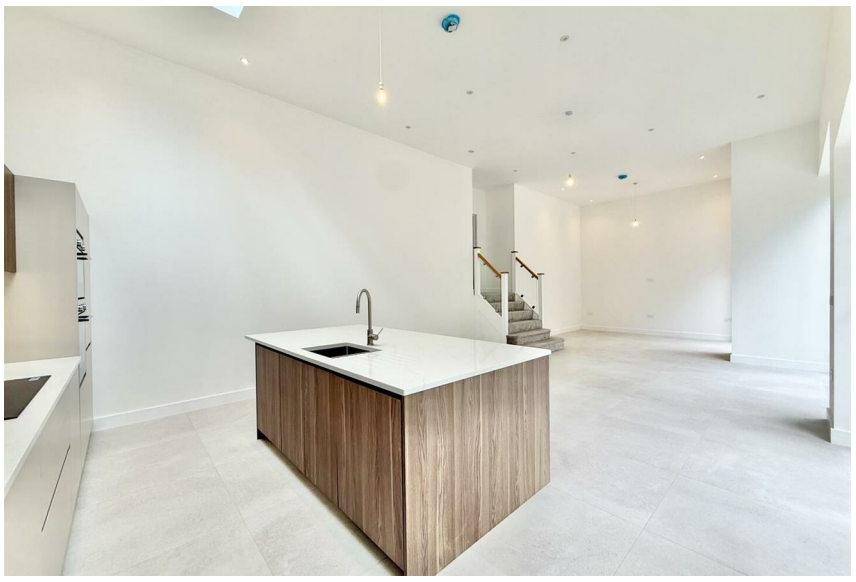
1963 — TODAY

A stunning, new build home of approaching 2700 sq ft situated in a prestigious location with a large plot backing onto woodland and just a short stroll to the bustling village centre and beach. Finished to an exacting specification with designer fittings and impressive proportions, the stand out feature is the fantastic open plan kitchen/family room with extremely high ceilings and large glazed doors leading to the sun terrace. Ready now.

17 Elphinstone Road is an incredibly impressive home that offers style and space in abundance. The quality of the build is self evident with the kitchen and bathrooms fittings all by Porcelanosa and the house being sold with a new home warranty, quick possession if required. Elphinstone Road is quiet and treelined with some very smart homes and offers a tranquil position yet still incredibly convenient for excellent shops and restaurants/cafes. It stands in the catchment area for both Highcliffe schools and is near to two top independent schools in Ballard and Durslton, both in New Milton.

- Fabulous, brand new home in a first class location with new home warranty
- Incredible open plan kitchen/family room running the whole width of the property with full height glazing taking you onto the sun terrace
- Designer kitchen with quartz worktops, large island perfect got entertaining and full appliance package
- Huge master bedroom suite with dressing room and luxuriously appointed bathroom
- Large guest bedroom with luxuriously appointed bathroom
- Two further double bedrooms on the first floor
- Spacious sitting room and separate TV lounge
- Utility room and integral garage with plenty of parking to the front
- Large, landscaped gardens with extensive sun terrace and lawn leading down to the ornamental stream and woodland
- Ready to view now!

EPC Rating Band:
Council Tax Band: F
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