



3  1  2  EPC = B

1 BURE BROOK MEWS, HIGHCLIFFE BH23 4HQ PRICE £520,000 FREEHOLD

Winkworth

for every step...

An attractive New England style three-bedroom detached house situated on the outskirts of Highcliffe-on-sea.

1 Bure Brook Mews, Highcliffe BH23

Price £520,000 Freehold

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

An attractive New England style three-bedroom detached house in like new condition, located in the popular development of Bure Brook Mews, situated on the outskirts of Highcliffe-on-sea.

The property has been beautifully designed and offers a superb modern layout providing flexible accommodation which creates a versatile home suitable for families or even a fantastic holiday home by the coast.

The large kitchen family room runs front to back with the kitchen area fitted with Bosch cooking appliances including oven, microwave, and gas hob. There is also an integrated fridge freezer, dishwasher, and washer dryer. The LVT flooring contrast to kitchen units and quartz surface giving an attractive coastal feel.

The dual aspect lounge is a comfortable size with patio doors leading out to the garden, finishing downstairs is a well fitted shower room.

On the first floor are three bedrooms, two comfortable double bedrooms with the principal room benefiting from a fitted cupboard and a luxurious en-suite shower room, the third is a good sized single or fantastic office space.

There's also a further beautifully appointed family shower with a large walk-in shower with rainfall style head.

The East facing garden has a large Indian sandstone patio with areas of turf and featuring a brick-built BBQ.

The property benefits from two allocated parking spaces.

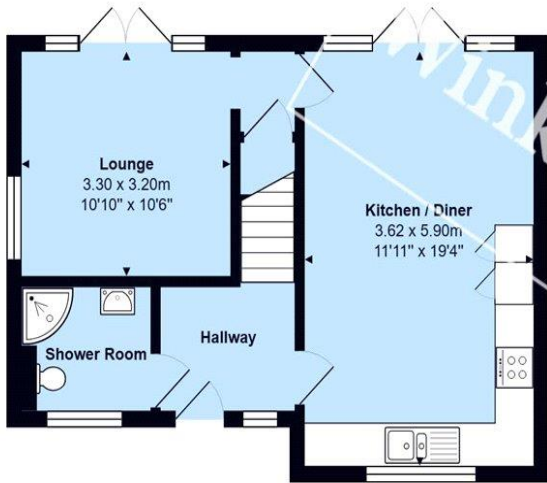
Summary:

- Three bedrooms one with ensuite
- Large kitchen/family room
- Lounge
- Family shower room
- Gas fired underfloor heating to the ground floor
- Garden with patio area
- Two allocated parking spaces
- Less than a mile to Friars Cliff beaches
- Council tax band – TBC

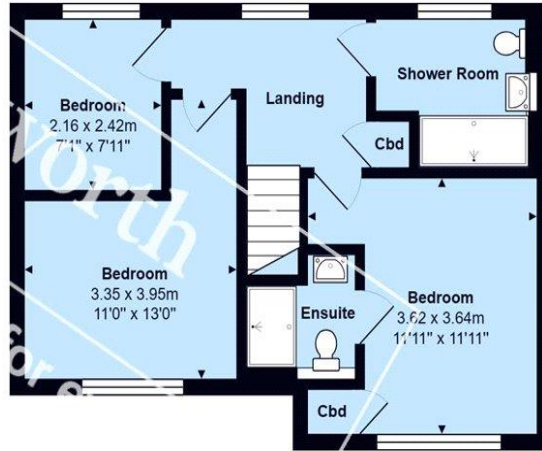
Directions:

From the Highcliffe office turn left and continue on the Lymington Road to the roundabout. At the roundabout take the third exit onto Hoburne Lane and then take first right. Take first right again where the property can be located.





Ground Floor



First Floor



Total Area: 88.5 m² ... 953 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.