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3 BURE BROOK MEWS, HIGHCLIFFE BH23 4HQ PRICE £450,000 FREEHOLD

**Winkworth**

for every step...



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

3 Bure Brook Mews, Highcliffe BH23 4HQ

Price £450,000 Freehold

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## 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 semi-detached house in like new condition, located in the well positioned development called 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 family kitchen is found to the front 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 work surface giving an attractive coastal feel.

The lounge is found to the rear with patio doors leading out to the garden, finishing downstairs is a downstairs w/c.

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

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

The East facing garden has a good size Indian sandstone patio with areas of turf and features a brick built BBQ.

The property benefits from allocated parking.

## Summary:

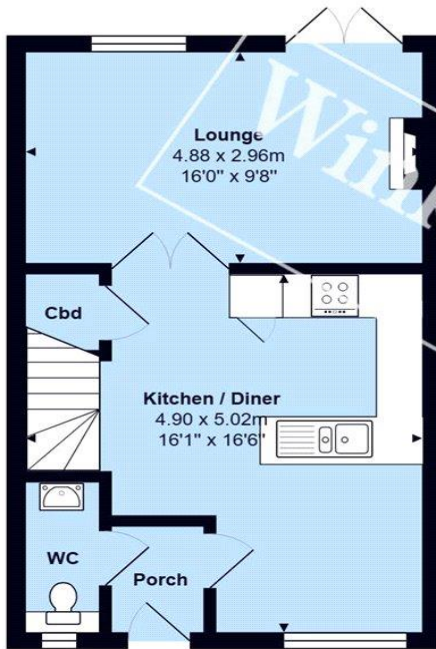
- Three bedroom semi-detached house
- One reception room
- Beautifully appointed kitchen with Quartz worktops and integrated appliances
- Two bathrooms
- Gas fired underfloor heating to the ground floor
- Allocated Parking
- Less than a mile to Friars Cliff beaches
- BCP Council tax band - TBC

## Directions:

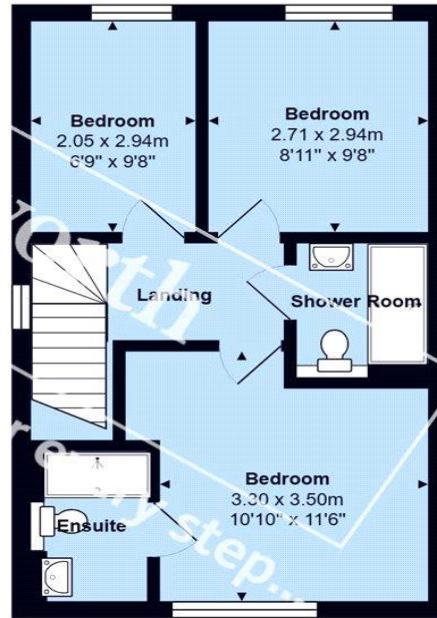
From the Highcliffe office turn left and continue on the Lymington Road to the roundabout. At the roundabout take the third exit onto Hoburne Lane and then take first right. Take first right again where the property can be located.







Ground Floor



First Floor



Total Area: 79.6 m<sup>2</sup> ... 856 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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