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26 HURSTBOURNE AVENUE, HIGHCLIFFE BH23 4RG PRICE £875,000 FREEHOLD

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# A beautifully presented four double bedroom chalet bungalow, offering circa 2.200 sq ft of accommodation. Located in one of Highcliffe's finest residential roads and within the popular Highcliffe School Catchments.

26 Hurstbourne Avenue, Highcliffe BH23 4RG

01425 270055

Price £875,000 Freehold

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:

This beautiful chalet bungalow offers circa 2,200sqft of luxurious accommodation and is offered in pristine condition throughout.

Sited on good size plot, with ample frontage providing plenty of off road parking, and with an attractive rear garden.

From entering, the quality is immediately noticeable with a large and welcoming entrance hall featuring an attractive turning staircase with oak balustrades and matching doors.

The kitchen/family room is fitted with a brand new kitchen with attractive green units and white quartz work tops with integrated appliances. The dining area has bi-folding doors leading to the rear garden.

The living room is a superb size measuring some 24ft with a large picture window to the front and an attractive fireplace.

Also, downstairs are two double bedrooms, a family bathroom, utility room and integral single garage.

Upstairs are two further double bedrooms, one with a delightful en-suite shower room and a further family bathroom.

The garden is well laid out with areas of lawn, flower beds, mature trees and shrubs. To the rear of the garden in a tranquil area, with mature shrubs and a fishpond.

## Summary:

- Four double bedrooms
- Three bathrooms
- Fitted kitchen/family room
- Living room
- Sunroom
- Utility room
- Garage
- Attractive gardens
- BCP Council tax band F

## Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Hinton Wood Avenue, then turn left onto Carisbrooke Way and first right onto Hurstbourne Avenue where the property can be located.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>72</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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