



Winkworth

for every step...

3  1  2  EPC = A

11A FIRSHILL, HIGHCLIFFE BH23 4RE PRICE £775,000 FREEHOLD

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A fantastic three double bedroom bungalow, sited in a picturesque location with direct access to Nea Meadows.

11A Firshill, Highcliffe BH23 4RE

Price £775,000 **FREEHOLD**

01425 270055

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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 a supermarket 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:

A fantastic three double bedroom bungalow offered for sale in turnkey condition, sited in a picturesque location with direct access to Nea Meadows. The property is "A" rated on energy efficiency which means it is an affordable home to run.

The property has an extremely welcoming entrance hallway, with attractive wooden flooring. Doors lead off to all principal rooms.

The kitchen/dining room is a fantastic size with a beautifully fitted navy kitchen with contrasting work surfaces. The kitchen benefits from integrated cooking appliances and white goods.

The living room is a spacious room with a double aspect and patio doors leading to the raised decking.

There are three double bedrooms, all of which benefit from a range of fitted furniture, with the principal featuring a good sized en-suite shower room. The family bathroom features a "Roll Top" bath and a separate shower cubicle.

Outside is a very attractive garden, a raised deck area leads from the back of the bungalow, then steps lead to the lawn with attractive planted borders and a further patio area at the end of the garden. Either side of the property has access to the front, one area providing a useful area for garden sheds, the other side provides access to the detached garage.

To the front is a good size driveway and single garage with electric garage door.


The property benefits from solar panels with battery storage which helps to get that "A" rating EPC.

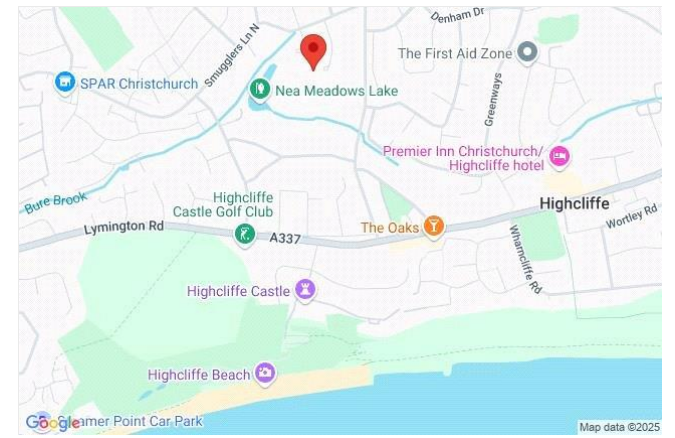
Summary:


- Three double bedrooms
- Fitted kitchen/dining room
- Living room with patio doors to garden
- Family bathroom and en-suite shower room
- Garden with decked area, lawn and flower borders
- Good size driveway
- Single garage with electric garage door
- Solar panels with battery storage
- EPC rating 'A'
- BCP Council Tax Band E






 Total Area: 115.3 m² ... 1241 ft²
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	102	103
(81-91) B		
(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	

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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