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92 LYMINGTON ROAD, HIGHCLIFFE BH23 4JX PRICE £575,000 FREEHOLD

**Winkworth**

for every step...



# A charming 1930s detached bungalow located opposite Highcliffe Golf Course.

92 Lymington Road, Highcliffe BH23 4JX

Price £575,000 **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:

Approached over a lot of brick paved driveway the 1930s elevations are clear with a beautiful bay window sunroom to the front. The driveway offers ample of off road parking and leads to a tandem garage.

The entrance porch opens into the hallway with doors off to all principal rooms.

The reception rooms are found at the front of the property with the Southerly aspect and the bedrooms to the rear.

The living room has a feature fireplace and a door leading to the attractive sunroom to the front of the property.

The kitchen is made up with wall and base units with timber frontages, integrated cooking appliances and space and plumbing for necessary white goods. There's an attractive brick arch which opens into the dining room giving a sense of open plan living but keeping the separation and work surface space available in the kitchen.

To the rear of the bungalow are three double bedrooms all with a good range of fitted cupboards, with the principal bedroom also benefiting from an en-suite shower room, there is also a further family shower room.

Outside is a well tended garden with areas of patio and lawn and access into the rear of the tandem garage which is fantastic for storage or a work room.

## Summary:

- Three double bedrooms
- Fitted kitchen with integrated appliances
- Two bathrooms
- Two reception rooms
- Rear garden with patio and lawn areas
- Tandem garage
- Large brick paved driveway with ample off road parking
- BCP Council Tax Band F

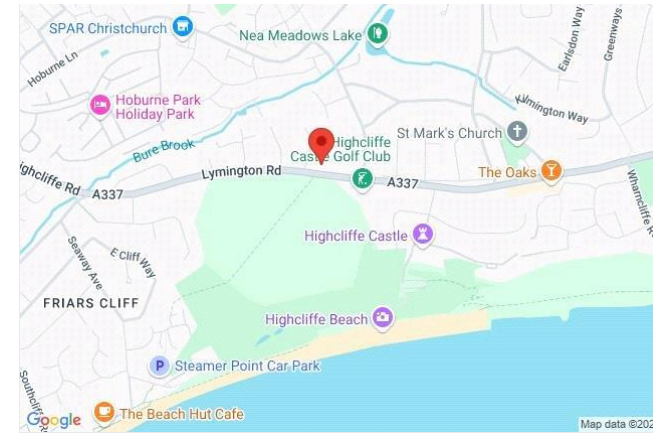
## Directions:

From the Highcliffe office turn left onto Lymington Road and continue towards Highcliffe Golf Course, where the property can be located on the right hand side.









Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>76</b>
(55-68) <b>D</b>	<b>59</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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