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3 NEA CLOSE, HIGHCLIFFE BH23 4QQ PRICE £825,000 FREEHOLD

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# An incredibly bright and immaculately presented chalet bungalow with a lovely garden, in this excellent Highcliffe location close to the beach.

3 Nea Close, Highcliffe BH23 4QQ

Price £825,000 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 level 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 beautifully presented four-bedroom chalet bungalow located in a popular location within Highcliffe school catchments and easy access to Nea Meadows close by.

The property is set on an attractive plot with a large frontage providing ample off-road parking and gates that lead through to a secure carport.

Entered via a useful storm porch which then leads into the welcoming hallway. The returning staircase leading to the first floor. The sitting room is found to the front of the property, the large picture window fitted with plantations shutters and a very attractive electric burning fireplace.

The kitchen has been newly fitted with a fantastic range of base and wall units but also an incredibly useful larder cupboard. The island houses the induction hob and provides further work surface space and creates a breakfast bar.

Bifold doors flow from the kitchen into a stunning sunroom.

There are two bedrooms on the ground floor both good sized doubles and both giving the option of further reception space if desired completing the downstairs accommodation is a very useful wet room style shower room.

Upstairs are two further double bedrooms. The principal bedroom has a range of fitted wardrobes and an ensuite shower room. The fourth bedroom also has newly fitted Hammonds wardrobes with the family bathroom providing facilities for this room.

Outside the garden is designed as a low maintenance garden with areas of patio and artificial lawn, to the rear of the garden is a fantastic outbuilding providing a beautiful garden room and workshop.

Property also features an integral single garage accessed by the side of the property or the electrically operated up and over door.

## Summary:

- Beautiful four double bedroom chalet bungalow
- Landscaped garden with bespoke built workshop and covered storage area
- Large driveway providing ample parking
- Quietly situated in this excellent Highcliffe location
- Single garage and vehicular access to the side
- BCP Council Tax Band E

## Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

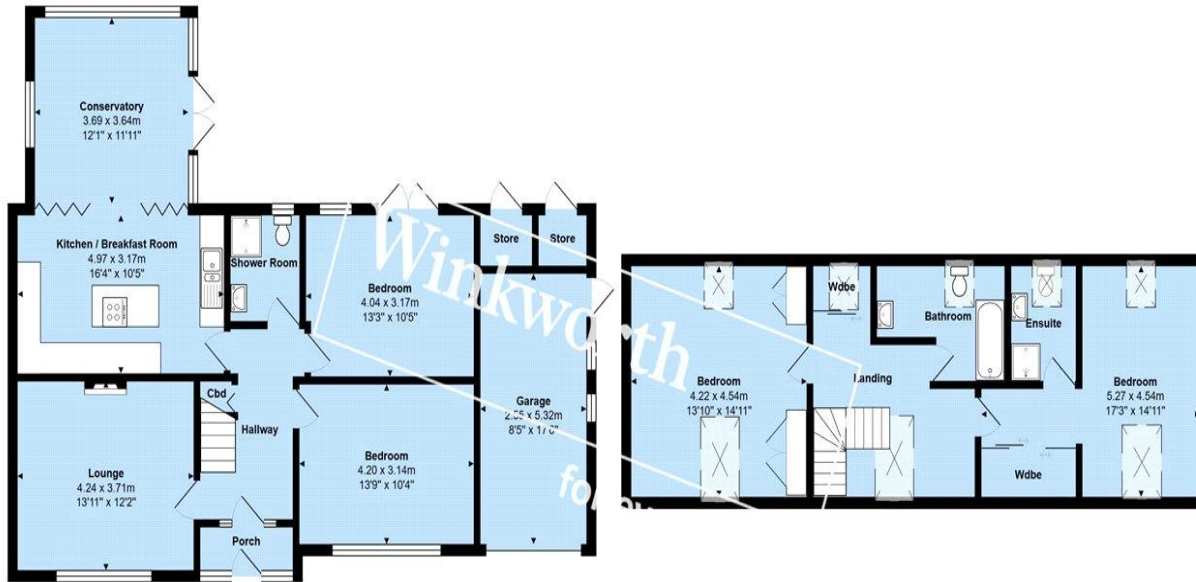
**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 168.6 m<sup>2</sup> ... 1815 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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	69	80
(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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