



Winkworth
for every step...

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6 NEA CLOSE, HIGHCLIFFE, BH23 4QQ PRICE £500,000 FREEHOLD

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for every step...

Two bedroom bungalow with a lovely garden and garage in this excellent Highcliffe location.

6 Nea Close, Highcliffe, BH23 4QQ

Price £500,000 Freehold

01425 270 055

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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:

Spacious entrance porch leading through into a good-sized entrance hall. Cloaks cupboard with an overhead cupboard and an airing cupboard housing the hot water tank.

Double reception room with glazed sliding doors leading into the conservatory which leads out into the garden. An inset brick fire surround features a brass trim and there is also a serving hatch to the kitchen.

The kitchen is equipped with limed oak style wall and base units and an excellent five ring Hotpoint stainless steel gas hob complete with wok burner. There is also a stainless steel Neff double oven, built-in wine rack and space for a fridge as well as a small utility area with ample space for laundry equipment. The back door leading out from the utility room gives access into the rear garden and to the front of the property via twin timber gates.

There are two decent size double bedrooms each with range of fitted wardrobes and bay windows and ensuite to the main bedroom.

The bathroom has a white three piece suite and a built-in wall shower with a portable shower attachment. There's also a chrome ladder radiator and under-sink storage.

To the front is a single garage, driveway parking for several vehicles and a landscaped shrub and gravelled area.

The rear garden is a gardener's dream with a good-sized paved patio and extensive lawn with a superb selection of mature shrubs and ornamental trees. There's also a small brick built BBQ.

Summary:

- Two double bedrooms
- Fitted kitchen / utility
- Lounge / dining room
- Bathroom & ensuite shower
- Conservatory
- Attic room with Velux window, pull down ladder and eaves storage
- Garage
- Off street parking
- BCP Council tax band E

Directions:


From the Highcliffe office turn left onto Lymington Road and continue. Turn right onto Nea Road and continue onto Smugglers Lane South. Turn left onto Smugglers Lane North and then take first right onto Nea Close where the property can be located.





Total Area: 127.5 m² ... 1372 ft² (including garage)
 All measurements are approximate and for display purposes only



| Energy Efficiency Rating | | |
|---|---------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92+) | A | |
| (81-91) | B | |
| (69-80) | C | 76 |
| (55-68) | D | 57 |
| (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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