



Winkworth
for every step...

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124A SMUGGLERS LANE NORTH, HIGHCLIFFE BH23 4NW PRICE £745,000 FREEHOLD

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for every step...

A beautiful three/four-bedroom house offered for sale in pristine condition throughout.

124A Smugglers Lane North, Highcliffe BH23 4NW

Price £745,000 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 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:

A simply stunning 3/4 bedroom chalet bungalow offered in immaculate condition throughout and a delightful south-west facing rear garden.

Approached over a large brick paved driveway provides fabulous off-road parking.

The large living room runs front to back with an attractive fireplace and sliding doors leading to the beautiful sunroom.

The kitchen is a fantastic size offering ample cupboards and work surfaces, as well as a range of integrated cooking appliances. There is plenty of space for a large dining table and door leading off to the garden.

The utility room is found off the kitchen. There's space and plumbing for your laundry machines and a door leading into the garage which is fitted with an electrically operated door.

There's a downstairs bedroom or office to the front of the property and a downstairs cloakroom.

Upstairs are three double bedrooms. The principal bedroom benefits from a range of fitted wardrobes and an ensuite shower room. Bedroom two also has a nice array of wardrobes. The family bathroom then finishes the accommodation.

The garden has areas of patio and lawn with mature shrub boundaries, garden shed and summerhouse.

Summary:

- Three/four bedroom chalet bungalow
- Large living room
- Fitted kitchen with range of integrated appliances
- Utility room
- Downstairs bedroom/study
- Family bathroom and ensuite
- Delightful south-west facing garden
- BCP Council tax band F

Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Nea Road and follow the road onto Copse Way. Turn right onto Smugglers Lane North, then turn left to stay on Smugglers Lane North pass the Wingfield Recreation Ground where the property can be located.





Ground Floor

First Floor

Total Area: 160.8 m² ... 1731 ft²
 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	80
(55-68)	D	70
(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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