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1 FOREST CLOSE, HIGHCLIFFE BH23 4QF PRICE OFFERS IN EXCESS OF £475,000 FREEHOLD

**Winkworth**

for every step...

# A large two double bedroom bungalow situated on a delightful corner plot.

1 Forest Close, Highcliffe BH23 4QF

Price OIEO £475,000 **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 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 large two double bedroom bungalow situated on a delightful corner plot. Offered with no forward chain, this bungalow offers potential to improve if so desired.

Large reception room with picture window overlooking the side aspect.

Dining room with patio doors leading the rear garden.

Fitted kitchen with door to side aspect.

Two double bedrooms, the principal bedroom enjoys a double aspect.

Family shower room and separate W/C.

Attractive westerly aspect garden with areas of lawn and patio.

Integral single garage.

\*\*\*Please note that the solar panels do not function and have been disconnected\*\*\*

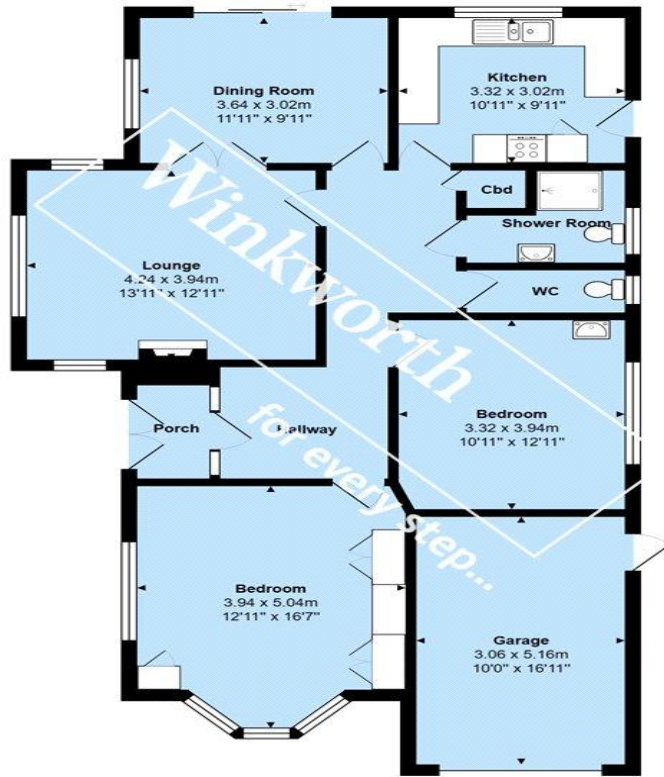
## Summary:

- Two double bedrooms
- Fitted kitchen
- Reception room
- Dining room
- Family shower room
- Separate W/C
- Garden
- Single garage
- BCP Council tax band E
- No forward chain

## Directions:

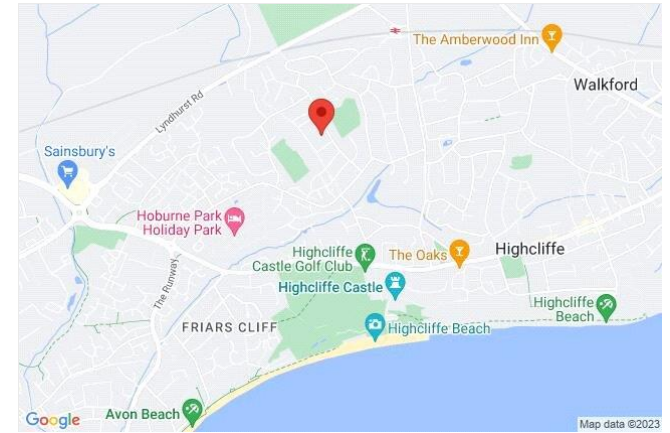
From the Highcliffe office turn left and continue on Lymington Road. Turn right onto Nea Road, then left onto Copse Way, onto Smugglers Lane South. Turn right onto Smugglers Lane North and first left onto Forest Way. Take fourth turning left onto Forest Close where the property can be located.





Total Area: 95.5 m<sup>2</sup> ... 1028 ft<sup>2</sup> (excluding garage)

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>		<b>82</b>
(69-80)	<b>C</b>	<b>69</b>	
(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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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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