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54 EARLSDON WAY, HIGHCLIFFE BH23 5TD PRICE £475,000 FREEHOLD

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# A very attractive and substantial town house in this superb Marydale Development.

54 Earlsdon Way, Highcliffe BH23 5TD

Price £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 walk 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 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 very attractive and substantial neo-Georgian style terraced house in this superb Marydale Development, conveniently located within a short walk of Highcliffe high street and cliff top. The property is presented to a high standard throughout.

Lounge & separate dining room with French doors from the dining room to the garden

Kitchen with marble effect work tops and integrated appliances with scope to knock through into the dining room if desired

Three bedrooms to the first floor

Family shower room/wet room and a further ground floor cloakroom

Garage situated in a nearby block

UPVC double glazing & gas fired central heating

Southerly facing garden, with a range of patio, artificial grass, and planting beds.

## Summary:

- Three bedrooms
- Two reception rooms
- Kitchen with integrated appliances
- Family shower room and ground floor cloakroom
- Garage situated in nearby block
- UPVC double glazing & gas fired central heating
- Southerly facing rear garden
- Council tax band E

## Directions:

From the Highcliffe office turn left onto Lymington Road, turn right into Castle Avenue, continue onto Hinton Wood Avenue, and then turn right into Earlsdon Way where the property can be located.



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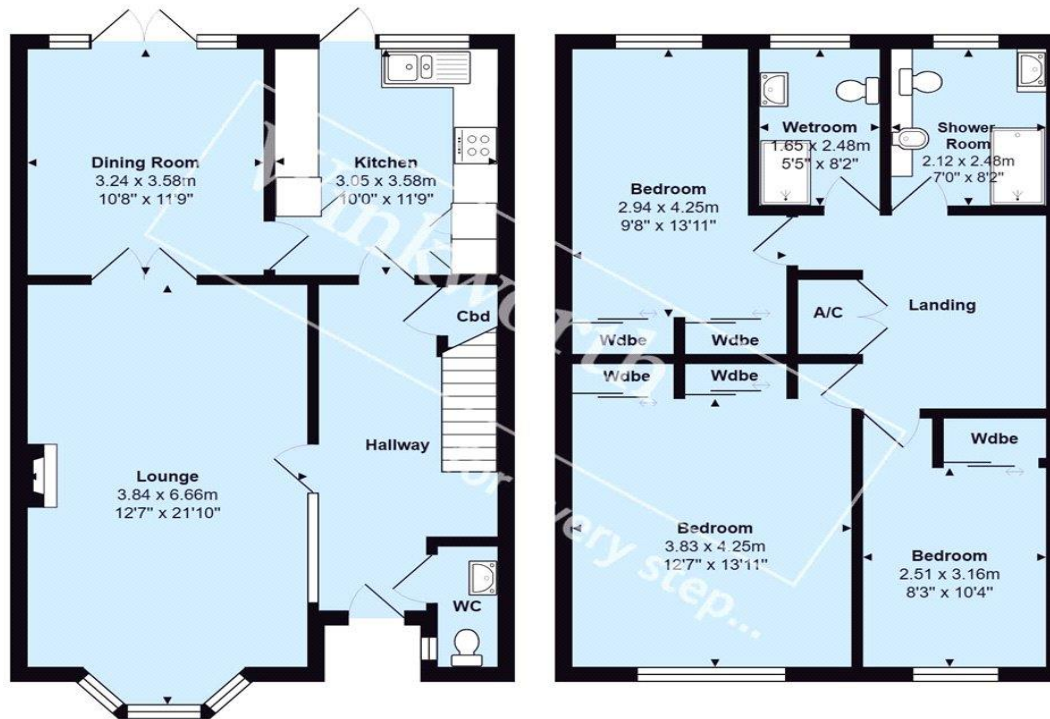
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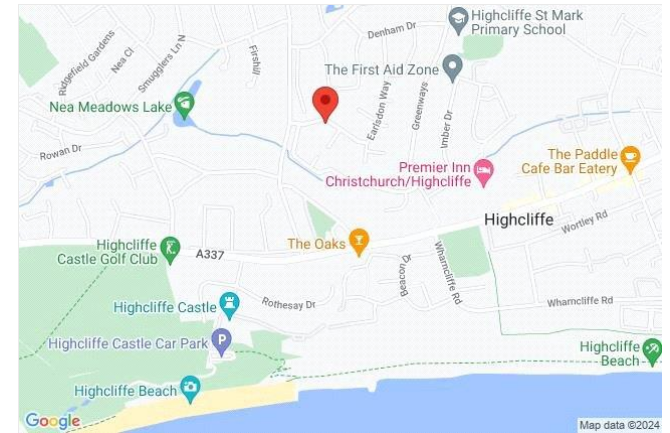


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Total Area: 126.3 m<sup>2</sup> ... 1359 ft<sup>2</sup>

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>		84
(69-80) <b>C</b>		
(55-68) <b>D</b>	57	
(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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