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89 BRAEMAR DRIVE, HIGHCLIFFE BH23 5NP **GUIDE PRICE £800,000 FREEHOLD**



for every step...

A particularly attractive, bright and spacious Highcliffe bungalow, close to shops and beach.

89 Braemar Drive, Highcliffe BH23 5NP

Price £800,000 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 Mark's Primary School catchment areas.

Description:

Bright spacious entrance hall with attractive rustic style natural stone flooring.

Reception room is beautifully appointed with ceramic tile flooring in a stripped wood coastal style effect.

The living room leads through to the conservatory with a superb glass lantern roof, underfloor heating and French doors leading out into the garden. The roof lit dining room has a wood floor and underfloor heating with an adjoining guest cloakroom. The dining room leads through into the kitchen, which is fully fitted and stylishly appointed, with a breakfast bar, a double electric oven, five burner Bosch gas hob, including wok burner and ample space for appliances and a window to the front aspect. There is also a fitted fridge freezer.

The principal bedroom has a picture window overlooking the garden, an extensive range of superbly fitted oriental style fitted wardrobes, partial parquet floor and superbly fitted ensuite with walk-in shower and good storage.

The double bedroom ensuite has a window to the front aspect and superb ensuite shower, beautifully fitted with a vanity unit and an auto lit mirror. Fitted wardrobes.

Single bedroom, which could also be used as a study has windows to the front aspect.

Double bedroom to the rear of the bungalow, with window overlooking the garden.

Bathroom with windows, corner shower, extra large steel bath and pedestal wash basin, towel radiator, cupboard, and ceramic tiled floor.

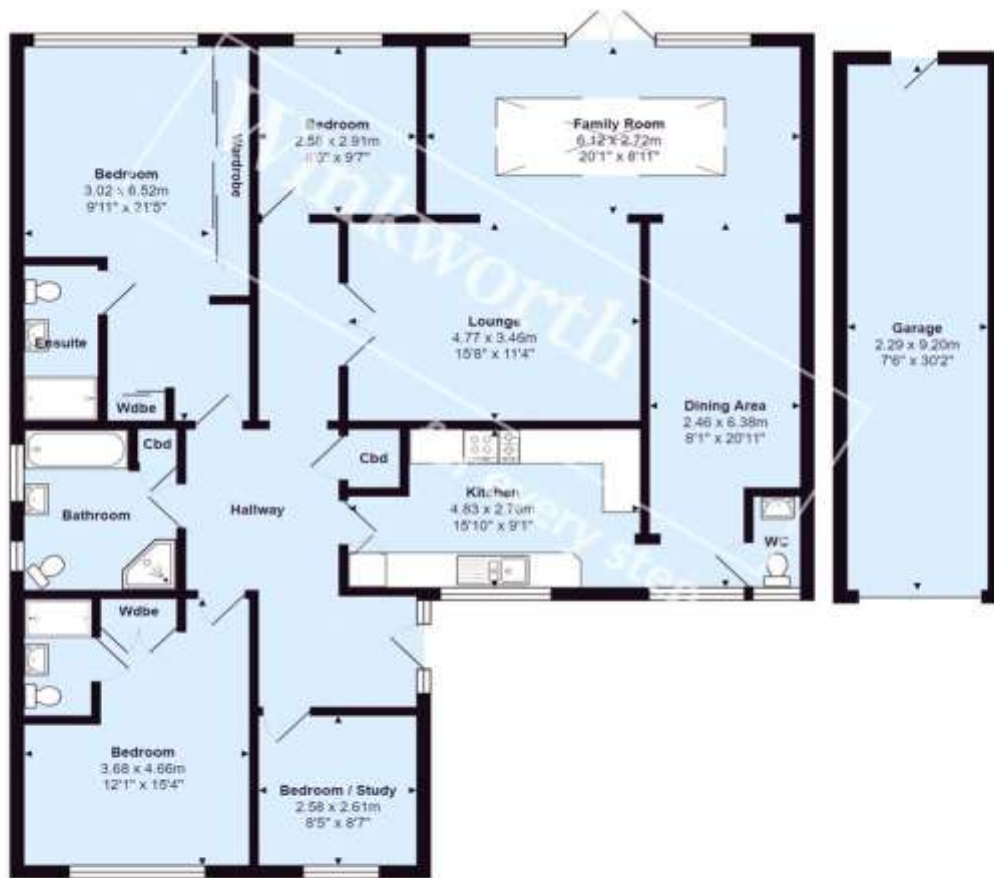
The back garden is beautifully landscaped with a stunning range of mature shrubs and trees, patio areas for sitting and enjoying the sunshine, garden shed and there are a pair of timber gates for access to the side. There is a gate at the back of the garden giving access to Chewton Common, perfect for walking.

There is a spacious tandem double garage, along with ample parking on the driveway and a well landscaped front garden with an attractive leafy view to the front.

Summary:

- Four bedrooms, two with ensembles
- Family bathroom
- Fully fitted kitchen
- Reception room
- Conservatory
- Landscaped front and back gardens
- Tandem double garage
- Driveway with ample parking
- Council tax band E





Total Area: 151.5 m² ... 1630 ft² (excluding 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	82
(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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