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2 CHEWTON COMMON ROAD, HIGHCLIFFE BH23 5LT OFFERS IN EXCESS OF £475,000 **FREEHOLD**

Winkworth

for every step...

A bright and well presented chalet in the heart of Highcliffe village.

2 Chewton Common Road, Highcliffe BH23 5LT

Offers In Excess Of £475,000 Freehold

01425 270055

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Situation:

The property is situated in Highcliffe village which offers an array of cafes, restaurants and shops with more extensive facilities slightly further afield at Christchurch, Bournemouth, and Southampton.

Highcliffe beach is circa *0.6 miles away, and the New Forest National Park, circa *3.6 miles offering some of the country's most stunning countryside with its ancient woodlands.

Hinton Admiral, a mainline train station, is circa *1.4 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

Source *Google Maps

Description:

Entrance hall leading to a guest cloakroom.

Double aspect living room, leading through to the bright and sunny southwest facing conservatory (with recently re-glazed roof).

Fitted kitchen with sleek high gloss white units. Zanussi electric oven with fitted Zanussi microwave above. Fitted Zanussi slimline dishwasher. Utility area with ample space for laundry equipment. Wall mounted 'Glowworm' gas central heating boiler.

Double bedroom with ample range of fitted wardrobes, leading through to an ensuite wet room with fitted wall hung basin, drawer storage under, WC, ladder radiator, window to front aspect.

Stairs to first floor landing with skylight, airing cupboard.

Double bedroom with range of fitted wardrobes, window to rear aspect

Shower room with ample sized shower cubicle, ladder radiator, cupboard storage under basin, window to side aspect.

Double bedroom with ample cupboard storage/range of fitted wardrobes, window to front aspect.

Outside to the front and side of the property has been beautifully landscaped and features an attractive and exceedingly practical resin bound driveway. The rear garden is small and low-maintenance featuring a range of attractive flowers and shrubs and is sunny southwest facing.

The brick built separate garage has been converted with double glazed doors and used as a workshop area/useful storage and utility area. Solar panels feed a battery pack for cost efficient energy usage.

BCP Council Tax Band E

Summary:

- Chalet bungalow in Highcliffe village
- Three bedrooms
- Bathroom and en-suite wet room
- Fitted kitchen
- Lounge/diner with patio doors to conservatory
- Brick-built workshop / storage area, converted from the garage
- Attractive resin bound driveway
- Southwest facing low maintenance rear garden
- Solar panels

Useful Information

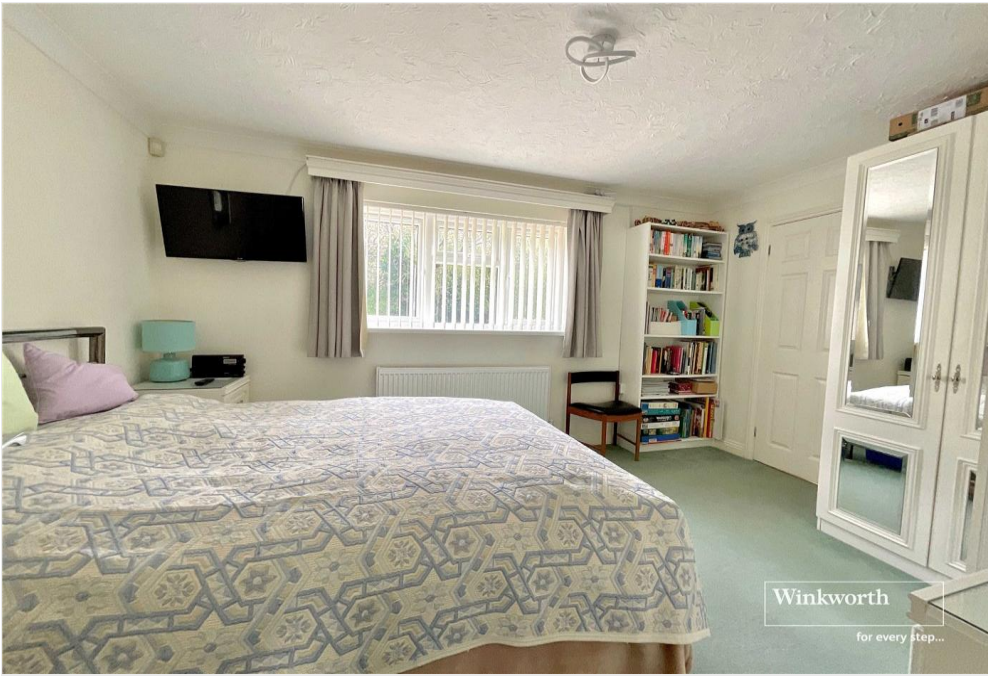
Services – Mains Gas, Mains Electric, Mains Water & Drainage

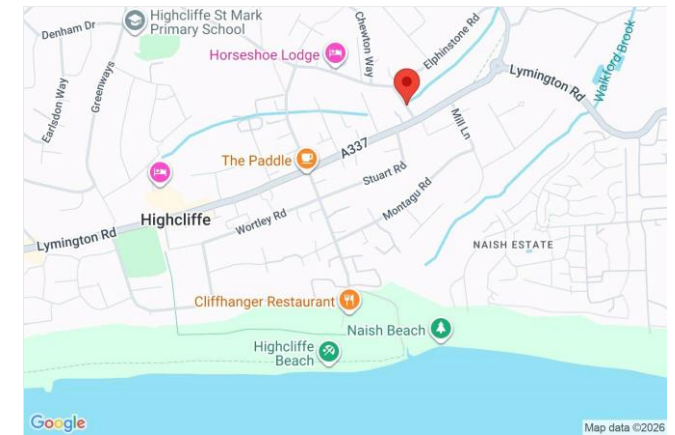
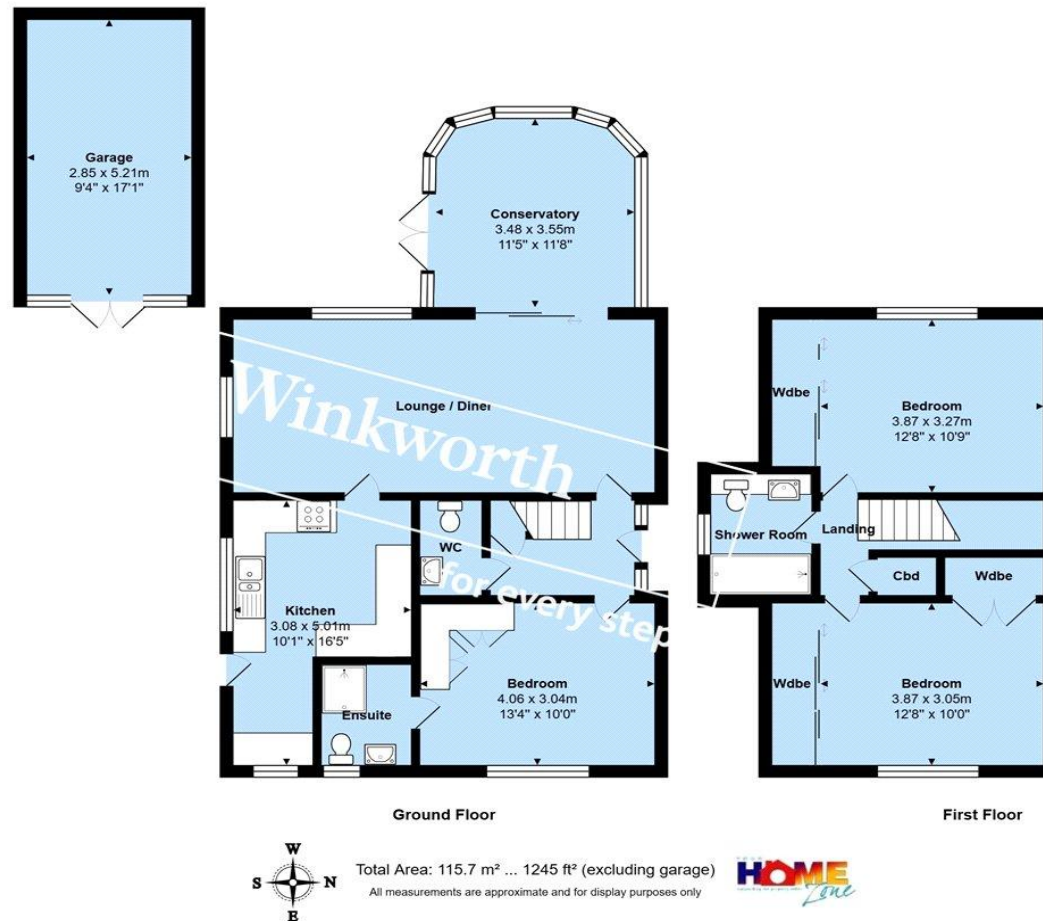
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

* <https://checker.ofcom.org.uk/> used for information regarding service availability





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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