



111 Forest Way, Highcliffe, BH23 4PU

£450,000 *Freehold*

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Offered with no forward chain is this detached two double bedroom bungalow of approx. 1109 sq ft in this popular cul-de-sac, sitting on a mature, easterly facing plot with potential to extend/convert (stpp).

KEY FEATURES

- Two double bedrooms, one with patio doors to the garden
- Kitchen with fitted units, space and plumbing for appliances
- Dual aspect living room
- Shower room and cloakroom
- Rear garden mainly laid to lawn with a summerhouse and pond
- Driveway and a single garage



Highcliffe

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DESCRIPTION

Entered via a very handy entrance porch with doors off to front door, kitchen, and rear garden,

Through the good size entrance lobby, this versatile space could also be used as a study if desired, glazed doors lead to the inner hallway with a set of double glazed doors into the large living room.

The living room benefits from a dual aspect, with a large picture window to the front allowing light to flood in.

The kitchen, located to the front of the bungalow has wall and base cabinets, space and plumbing for kitchen appliances.

There are two double bedrooms, both of which have a range of fitted cupboards and the second with patio doors leading to the rear garden.

The shower room and cloakroom are fitted with a neutral white suite.

The delightful rear garden is laid mainly to lawn, but with areas of mature planting, summerhouse and a fishpond. The garden is very secluded with an attractive woodland outlook.

The bungalow has a good frontage, with driveway leading to a single garage.





LOCATION

The property is situated in a convenient location with the village of Highcliffe *1.5 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is *1.2 miles away, and the New Forest National Park, *3.3 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station, is *0.8 miles providing services along the Weymouth to London line.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG260151>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

BCP Council Tax Band: D

EPC rating: C

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

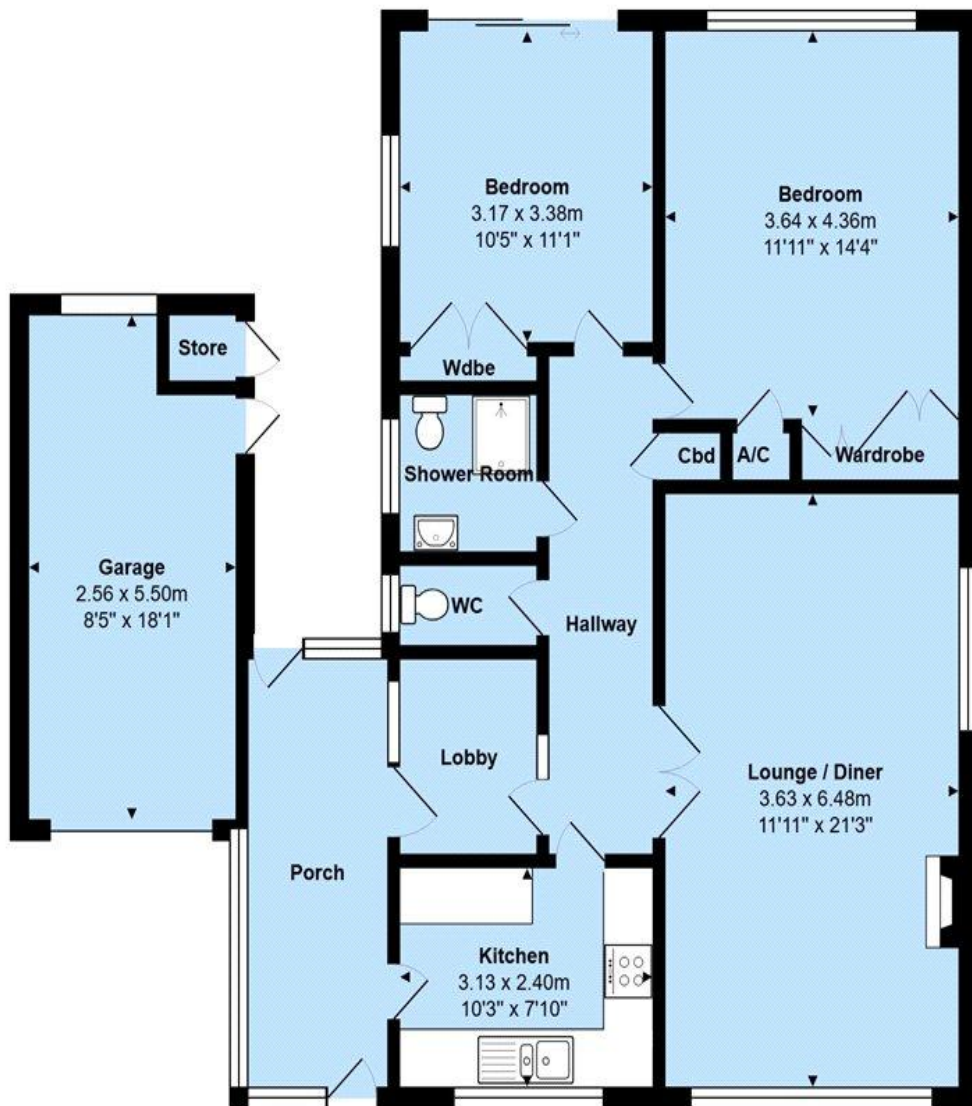
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 103.0 m² ... 1109 ft²

All measurements are approximate and for display purposes only



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