






2  1  1  EPC = B

6 BURE BROOK MEWS, HIGHCLIFFE BH23 4HQ PRICE £380,000 FREEHOLD

**Winkworth**

for every step...

# A choice of like new, attractive New England style two bedroom terrace houses.

6 Bure Brook Mews, Highcliffe BH23 4HQ  
Price £380,000 Freehold

01425 270 055  
highcliffe@winkworth.co.uk

## Situation:

The development 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 properties are also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

## Description:

A choice of three attractive New England style two bedroom terrace houses, offered for sale in like new condition, located in the well positioned development know as Bure Brook Mews situated on the outskirts of Highcliffe-on-sea, built by Hoburne Developments in 2022.

These attractive houses have been well designed making the most of modern open plan living. The large kitchen/living room runs front to back and provides a nice double aspect. The kitchen area has been fitted with Bosch cooking appliances including oven, microwave and gas hob, there is also an integrated fridge freezer, dishwasher, and washer dryer. The LVT flooring contrast to kitchen units and quartz work surface giving an attractive coastal feel.

The lounge area overlooks the rear garden with patio doors opening to the sandstone patio. There is also a large understairs storage cupboard and a well appointed downstairs w/c.

On the first floor are two double bedrooms, and a luxuriously fitted family shower room.

The Westerly facing garden has a good size Indian sandstone patio with areas of turf and features a brick-built BBQ.

The properties benefit from allocated parking and a 10 year structural warranty.

Price starting from £380,000 subject to contact.

## Summary:

- Large open plan living kitchen
- Beautifully appointed kitchen with Quartz worktops and integrated appliances
- Two bedrooms
- Family shower room
- Downstairs WC
- Gas fired underfloor heating to the ground floor
- Allocated Parking
- Short stroll to Friars Cliff beaches
- Council tax band – TBC

## Directions:

From the Highcliffe office turn left and continue on the Lymington road until you reach the roundabout. At the roundabout take the third exit onto Hoburne Lane. Then take the first turning right and first right again where the property can be located.



Winkworth  
for every step...



Winkworth  
for every step...



Winkworth  
for every step...



Winkworth  
for every step...



Ground Floor

First Floor



Total Area: 67.5 m<sup>2</sup> ... 726 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>		96
(81-91) <b>B</b>	84	
(69-80) <b>C</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	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

