



3  1  1  EPC = B

1 SUNSET MEWS, HIGHCLIFFE BH23 5FT PRICE £450,000 FREEHOLD

Winkworth

for every step...

A three bedroom detached house quietly situated in Sunset Mews in the heart of Highcliffe village.

1 Sunset Mews, Highcliffe BH23 5FT

Price £450,000 Freehold

01425 270055

highcliffe@winkworth.co.uk

Situation:

A modern house quietly situated in this mews enclave in the heart of Highcliffe village with its variety of cafes, restaurants, post office and a supermarket.

Hinton Admiral mainline train station is circa *1.4m away, with regular services to Bournemouth, Southampton, and London Waterloo.

Highcliffe and its surrounding area enjoys some of the area's most beautiful sandy beaches and coastline, circa *0.4m to Highcliffe cliff top and sea front.

Within the wider local area is the New Forest National Park with some of the country's most stunning open countryside interwoven with ancient woodlands.

The property is also located within the well regarded Highcliffe School and Highcliffe St Mark's Primary School catchment areas.

Description:

A modern three bedroom detached house with a sunny South facing garden and double (tandem) car parking space, in the heart of Highcliffe village.

Constructed in 2021, the house features contemporary fittings, LED downlighters, ample TV aerial and phone points and an intruder alarm.

Ground floor:

- Entrance hall with large cupboard housing gas central heating boiler.
- Reception room with French windows opening on to the patio.
- Guest cloakroom.
- Stylish fitted kitchen comprising:
 - Neff electric oven.
 - Built in fridge freezer.
 - Built In stainless steel extractor fan hood.

First floor:

- Landing with storage cupboard.
- Bedrooms 1,2 and 3.
- Bathroom featuring a wall hung vanity unit, auto light mirror and attractive 'Porcelanosa' tiling.
- South facing rear garden laid to lawn with good sized patio, garden shed and timber side access gate.
- Declaration: The owner of 1 Sunset Mews is an employee of Southern Coastal Realty Ltd t/a Winkworth.

Summary:

- Three bedrooms
- One bathroom plus a downstairs cloakroom
- Luxury fitted kitchen with integrated appliances
- Luxury bathroom with tiling by Porcelanosa
- South facing rear garden
- Gas fired central heating
- UPVC double glazing
- Two allocated car parking spaces
- BCP Council Tax Band E
- Freehold. Service Charge c.£332 pa

Useful Information

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

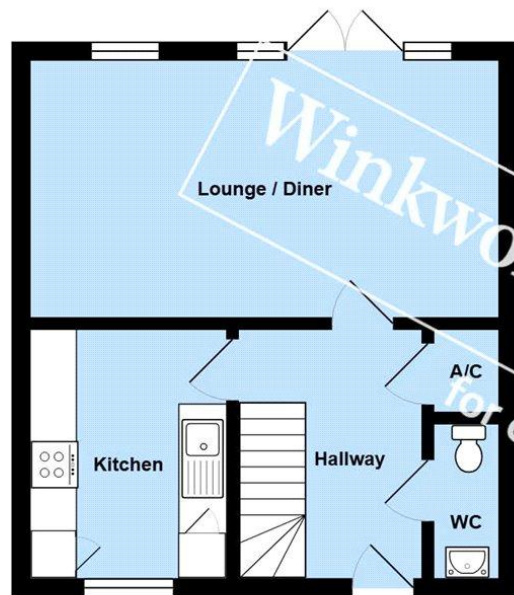
Mobile Network Coverage* – Good outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1800mbps

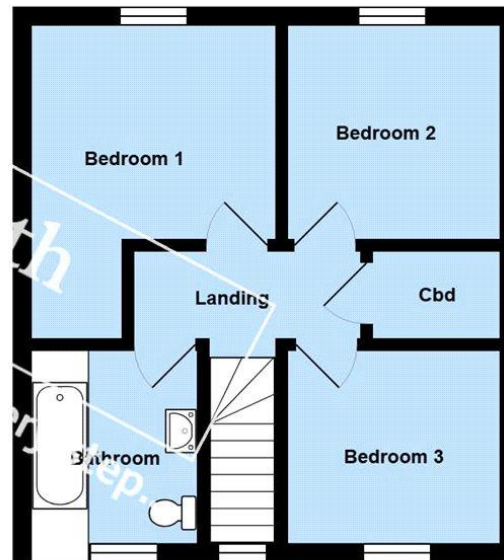
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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



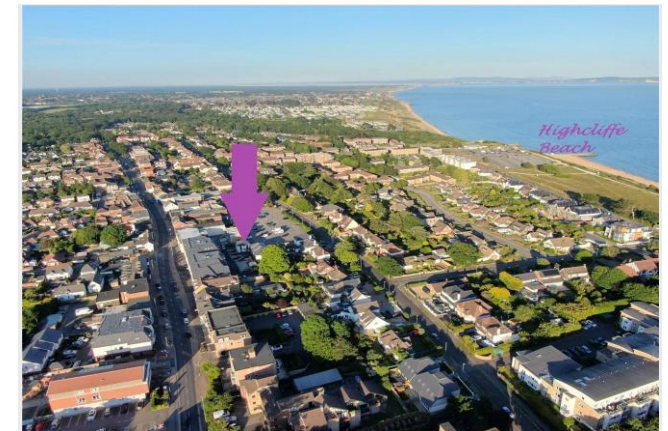


Ground Floor



First Floor

For illustration purposes only and not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		96
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		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.