



Winkworth
for every step...

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15 SAFFRON DRIVE, HIGHCLIFFE BH23 4LP PRICE £315,000 FREEHOLD

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A superb two bedroom end of terrace house in a popular courtyard development.

15 Saffron Drive, Highcliffe BH23 4LP

Price £315,000 Freehold

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Situation:

The property is situated within easy reach of some of the area's most beautiful beaches and unspoilt coastline with the beautiful Steamer Point beach circa *1.1 miles away. The village of Highcliffe is circa *1.6 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa *1.5 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa *4.4 miles, 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 Marks Primary School catchment areas.

Description:

The property is positioned in an attractive courtyard style development and has an open front garden leading to the front door.

The entrance hall gives access to the downstairs cloakroom and has a door opening into the lounge/dining room. This is a lovely bright, good size room with a window to the front and patio doors opening into the superb sunroom to the rear and stairs leading to the first floor.

The kitchen opens from the dining area and has good cupboard space with work surfaces fitted to three walls with integrated kitchen appliances. There is also a window overlooking the garden.

Upstairs are two double bedrooms, the master benefits from a large, fitted cupboard and twin aspect windows to the front.

The family bathroom is fitted with a modern style suite.

Outside, the back garden offers a good space, mainly hard landscaped, has a private aspect and a garden shed.

The property also benefits from a tandem carport.

Please note there is a service charge for the maintenance of the communal gardens which is currently approx. £750 P/A

BCP Council Tax band C

Summary:

- End of terrace house in an attractive courtyard style development
- Two double bedrooms
- Fitted kitchen with integrated appliances
- Lounge/dining room with patio doors into the superb sunroom
- Family bathroom and downstairs cloakroom
- Rear garden mainly hard landscaped with garden shed
- Tandem carport

Useful Information

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

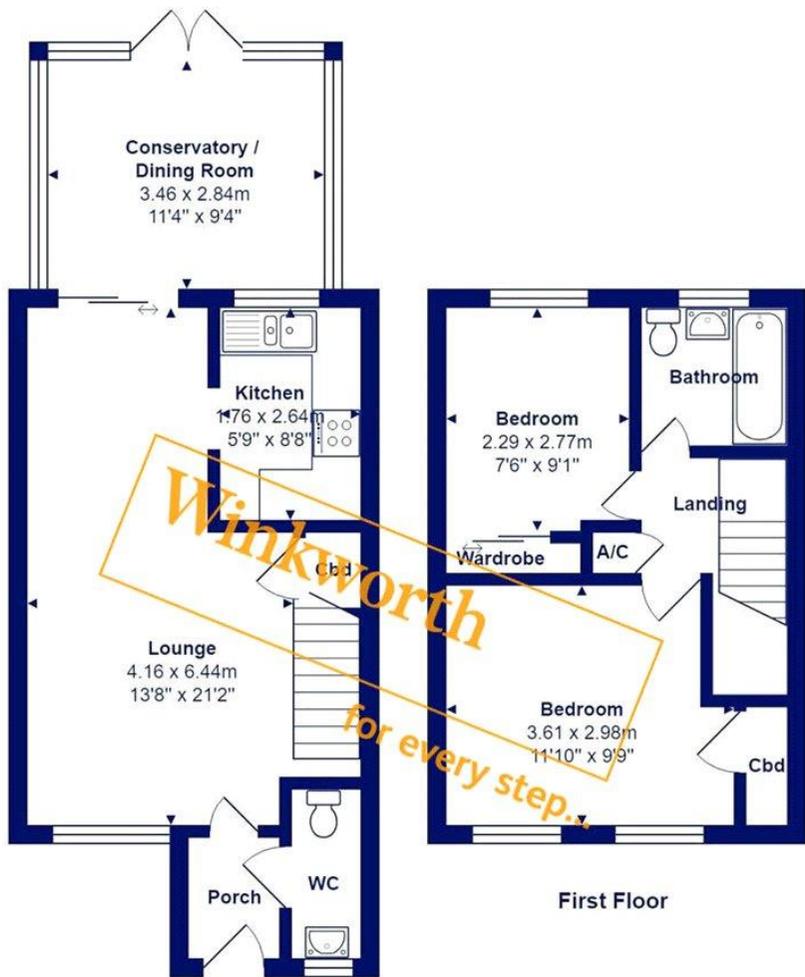
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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





Ground Floor



Total Area: 68.7 m² ... 739 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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