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1 ANGELINE CLOSE, HIGHCLIFFE BH23 5BS PRICE £475,000 FREEHOLD

**Winkworth**

for every step...

# A three-bedroom detached bungalow in need of considerable modernisation and renovation.

1 Angeline Close, Highcliffe BH23 5BS  
Price £475,000 Freehold

01425 270 055  
highcliffe@winkworth.co.uk

## Situation:

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

## Description:

A three-bedroom detached bungalow in need of considerable modernisation and renovation. Located in a popular residential cul-de-sac the property offers approximately 1288sqft of accommodation.

Occupying a roomy corner plot the bungalow is approached from the side, and a porch leads into a central hallway. To the front of the property is a large lounge which opens through to a generous sized dining area.

The spacious kitchen has work surface in part to three walls with room for a table, there is also a door to the driveway.

All three bedrooms are situated to the rear of the bungalow, and they are all doubles. There are two bathrooms, one ensuite bathroom and a family shower room.

A conservatory is found off the back bedroom, with patio doors leading to the rear garden.

To the side of the bungalow a driveway leads to a tandem garage. The front garden is predominately laid to lawn. The rear garden has areas of lawn, and patio.

Please note that the property shows signs of structural movement, previous paperwork can be made available to serious enquires.

## Summary:

- Three bedroom detached bungalow
- Spacious kitchen
- Family shower room and ensuite bathroom
- L-shaped living/dining room
- Conservatory
- Driveway with tandem garage
- Rear garden laid to lawn with patio
- In need of considerable modernisation and renovation
- BCP Council Tax Band E

## 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** – Other than that noted in the description 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





Total Area: 119.7 m<sup>2</sup> ... 1288 ft<sup>2</sup> (excluding garage)  
All measurements are approximate and for display purposes only



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 80        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   | EU Directive 2002/91/EC |           |

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

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