



Winkworth
for every step...

3  2  2  EPC = C

14 ROTHESAY DRIVE, HIGHCLIFFE BH23 4LB PRICE £875,000 FREEHOLD

Winkworth

for every step...

A rarely available chalet bungalow located on one of Highcliffe's most sought after Drive's.

14 Rothesay Drive, Highcliffe BH23 4LB

Price £875,000 Freehold

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe c.*0.6 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 c.*1.1 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, c.*3.6 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:

A rarely available chalet bungalow located on one of Highcliffe's most sought after Drives, less than 500m to Highcliffe Castle with its beach access. The property sits on a large plot and offers potential to extend and improve if desired (subject to planning permission). Offered with No Forward Chain.

The property is approached over a large brick paved drive, providing off road parking for several vehicles.

The lounge runs front to back with patio doors leading to the rear garden, double internal doors flow into the dining room, which is partly open plan to the kitchen.

The kitchen is fitted to three walls, with wall and base units, a full range of integrated appliances and a breakfast bar area. There is a door leading to the rear patio.

The principal bedroom is found on the ground floor, with a large range of fitted wardrobes and en-suite shower room. Completing downstairs is a cloakroom.

On the first floor are two further double bedrooms, both benefit from fitted wardrobes. The family bathroom completes the accommodation.

Outside the property features a detached single garage and a carport with electrically operated garage door.

The garden is a stunning feature of the property, with a large area of patio, leading to an attractive lawn with mature shrubs and trees.

"Please note that photos used were taken pre the current tenant and may vary slightly from what it is at present."

Source *Google Maps

Summary:

- Development potential (Subject to planning)
- A rarely available chalet bungalow
- Three bedrooms, one with en-suite bathroom
- Fitted kitchen with integrated appliances
- Family bathroom
- Lounge with patio doors to rear garden
- Dining room
- Detached single garage with electrically operated garage door and carport
- Garden with large patio area and lawn
- BCP Council Tax Band G

Useful Information

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

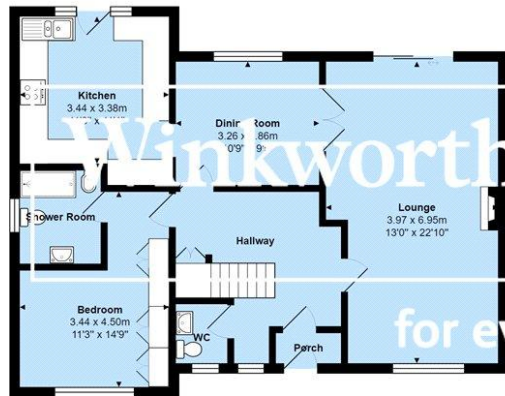
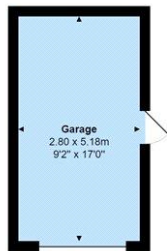
Mobile Network Coverage* – Good outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 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

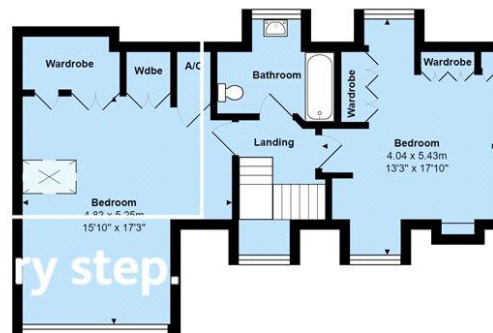




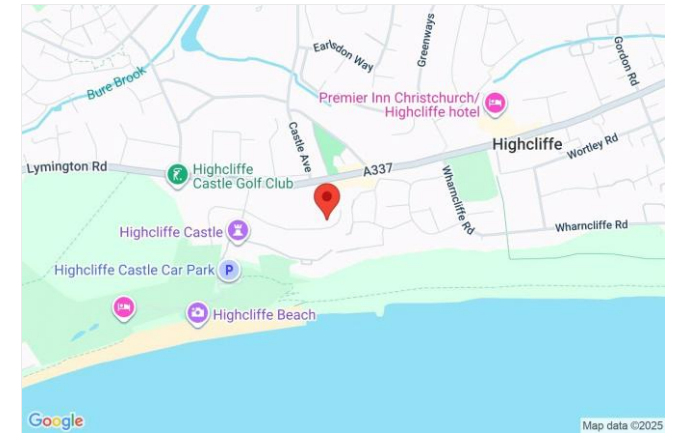
Ground Floor



Total Area: 151.7 m² ... 1633 ft²
All measurements are approximate and for display purposes only



First Floor



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 83 B |
| 69-80 | C | 71 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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.

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

Winkworth

for every step...