



53 The Meadway, Highcliffe, BH23 4NU

£500,000 *Freehold*



A beautiful, detached bungalow, located in a sought-after position on The Meadway, Highcliffe-on-Sea. The property is presented for sale in appealing condition throughout, offering modern living across approximately 1,055 sq. ft. (98.0 sq. m.). The property also enjoys an expansive rear garden with a timber garden room.

KEY FEATURES

- Detached bungalow in sought after position on The Meadway
- Three bedrooms
- Spacious lounge/diner with patio doors to the garden
- Kitchen/breakfast room with free standing appliances
- Spacious rear garden
- Driveway with ample parking and a single garage



Highcliffe

01425 270 055 | highcliffe@winkworth.co.uk

Winkworth

for every step...



DESCRIPTION

The layout offers well-proportioned accommodation comprising three comfortable bedrooms, a spacious lounge/diner and a contemporary kitchen/breakfast room.

The kitchen/breakfast room features dual UPVC windows and contemporary units offering ample storage, topped with complementary work surfaces. It includes cushion flooring, free standing appliances, and plenty of room for a dining table.

The good size lounge/diner is found to the rear of the bungalow with sliding patio doors leading to the rear garden.

There are three well-appointed bedrooms, including a generous principal bedroom with full-height mirrored sliding wardrobes.

The sleek, fully tiled shower room completes the modern accommodation, featuring a wide walk-in glass enclosure with a rainfall shower head along with the airing cupboards housing the recently fitted Worcester gas boiler.

Leading from the wide tarmac driveway; which provides extensive off-road parking, is the attached garage, (currently set out with studwork providing two storerooms) connected to the home via a bright enclosed front porch with direct access to both the main entrance and the garden.

The rear garden is a real highlight with different sections offering privacy and space to enjoy. Leading directly from the property is a paved patio area ideal for outdoor dining, which steps out onto a large lawn. Timber trellises separate a working garden area complete with raised vegetable beds, fruit trees, and a versatile timber garden room/summerhouse.





LOCATION

The property is situated in a convenient location with the village of Highcliffe *1.5 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is *1.3 miles away, and the New Forest National Park, *3.1 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station, is *0.7 miles providing services along the Weymouth to London line.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG260113>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: D

EPC rating: To be confirmed

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 5500mbps

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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



Total Area: 102.2 m² ... 1101 ft²

All measurements are approximate and for display purposes only



Highcliffe

01425 270 055 | highcliffe@winkworth.co.uk

Winkworth

for every step...

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.