



Winkworth
for every step...

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2 SAFFRON DRIVE, HIGHCLIFFE BH23 4LS PRICE £285,000 FREEHOLD

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A superb one bedroom house on the Hoburne Farm Estate with an attractive private garden.

2 Saffron Drive, Highcliffe BH23 4LS

Price £285,000 Freehold

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe circa *1.7 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:

This charming modern house with off street parking, features a pretty private south easterly facing garden with a lawn and flower and shrub borders.

The front door of the house leads into an entrance hall, with access to the downstairs w/c, and through into the living room, which is bright, with two windows overlooking the garden. There is also a large understairs storage cupboard.

The kitchen is presented in excellent order with an electric oven and gas hob. There is also an under counter fridge and a washing machine.

Stairs to the first floor landing where there is an airing cupboard.

The large double bedroom again has two windows to the SE aspect overlooking the garden.

A shower room features an oversize shower and a white pedestal basin and WC. There is also a heated towel rail.

Summary:

- A modern house with off-street parking
- One bedroom
- Living room with large understairs storage cupboard
- Fitted kitchen
- Shower Room & downstairs W/C
- South Easterly facing private garden
- BCP Council Tax Band B

Useful Information

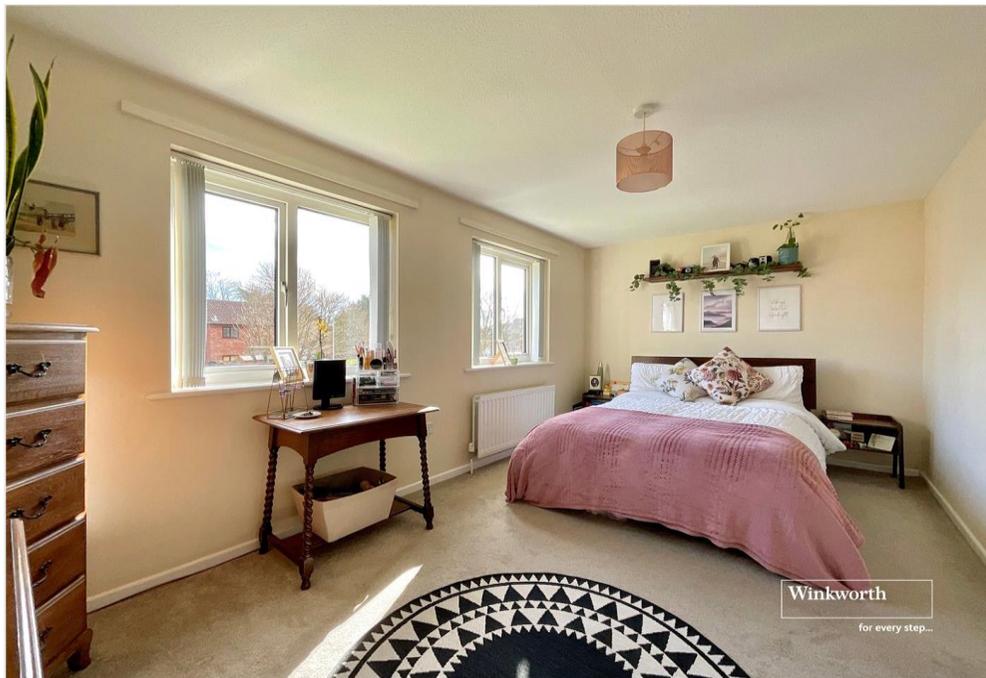
Services – Mains Gas, Mains Electric, Mains Water & Drainage

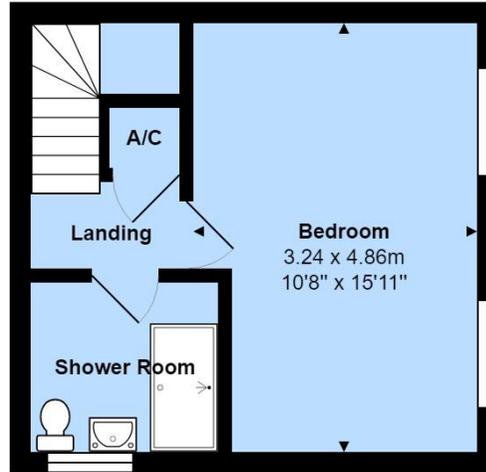
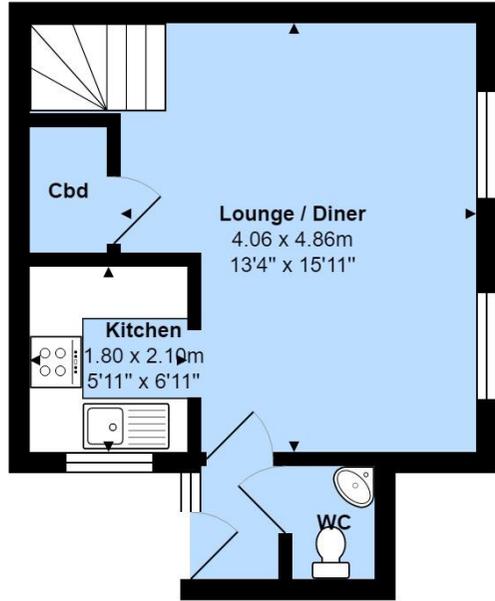
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 1000mbps

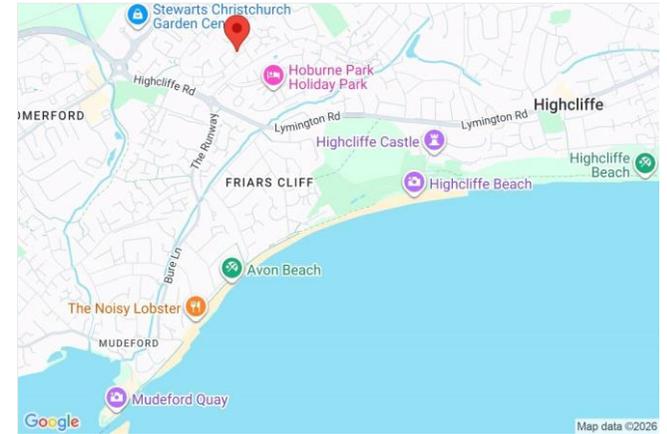
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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





Total Area: 52.4 m² ... 564 ft²
 All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 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 270055 | highcliffe@winkworth.co.uk



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