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35 MANNING AVENUE, HIGHCLIFFE BH23 4PW PRICE £550,000 FREEHOLD

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# A beautifully presented four-bedroom detached house located in a quiet residential road.

35 Manning Avenue, Highcliffe BH23 4PW

Price £550,000 Freehold

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## Situation:

The property is situated in a convenient location with Saulfland Parade Post Office circa 0.3m\* away. The village of Highcliffe offers an array of cafes, restaurants, shops and post office, with more extensive facilities slightly further afield at Christchurch, Bournemouth, or Southampton.

Highcliffe and surrounding area benefits with some of the area's most beautiful sandy beaches and coastline. (circa \*1m to Steamer Point Beach).

Hinton Admiral, a mainline train station, is circa \*1m with a regular service to Bournemouth, Southampton, and London Waterloo.

Within the wider local area 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 beautifully presented four-bedroom detached house located in a quiet residential road within the popular Highcliffe school's catchment area.

To the front of the property is a large brick paved driveway providing ample off-road parking for numerous vehicles including an area suitable for a motorhome or boat.

On the ground floor of this versatile property, you will find two double bedrooms and a beautifully fitted family shower room, and a large reception room which offers flexible accommodation either creating the third reception room, office or possibly even a cinema room.

On the first floor you will find a further two of the four double bedrooms, a family bathroom and a fantastic size sitting room with double aspect featuring a large picture window with attractive outlook towards the West. The room also features a log burning stove, and through double doors you enter the spacious dining room which is open plan to the kitchen with French doors opening to the patio.

The kitchen also has a double aspect, is well fitted with a range of integrated appliances including a range style oven and extractor above.

The garden has been beautifully landscaped with areas of lawn, patio and mature shrubbery. The highlight of the garden is the raised patio with timber pergola, creating perfect space for alfresco dining and entertaining.

(Source \*Google Maps)

## Summary:

- Four-bedroom detached house
- Two bathrooms
- Two reception rooms
- Fitted kitchen with integrated appliances
- Landscaped garden with patio and lawn area
- Garage
- Driveway with ample off-road parking
- 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

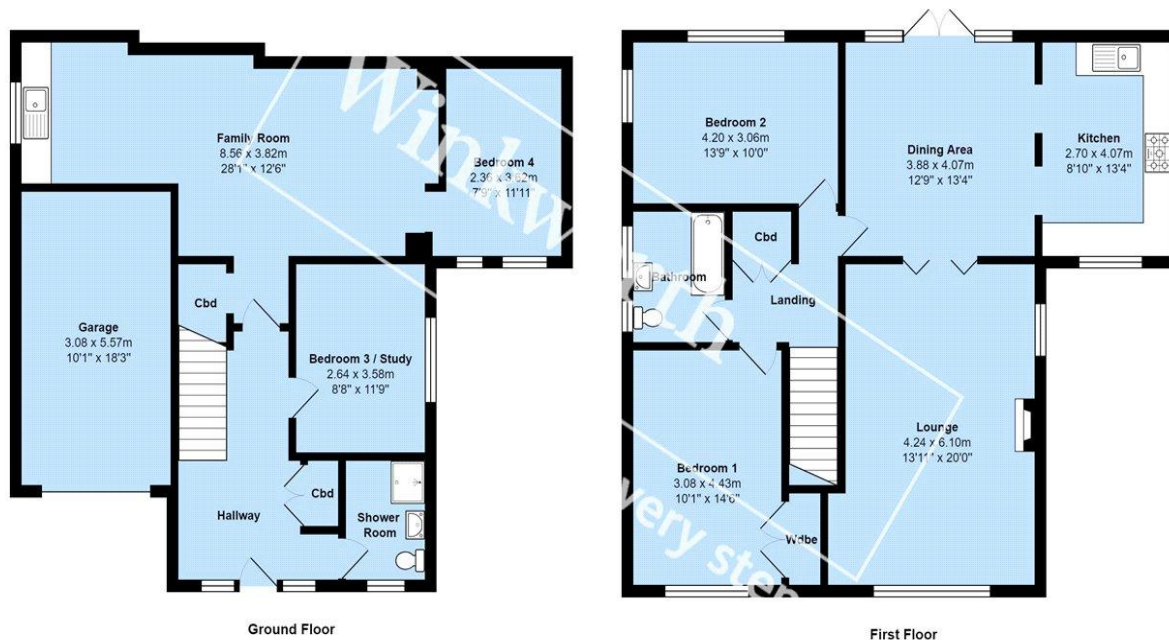
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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

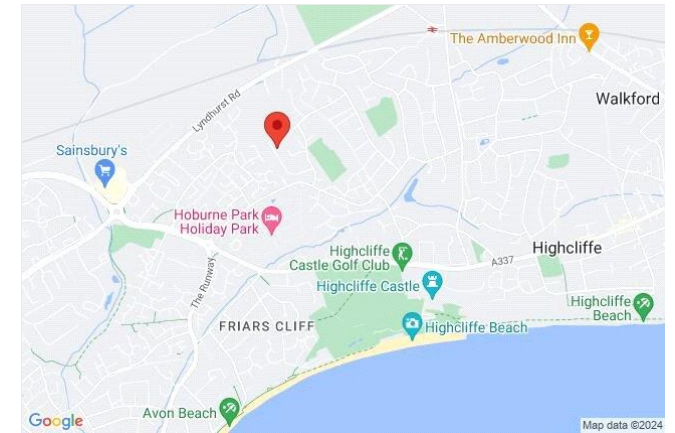








All measurements are approximate and for display purposes only



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>		78
(55-68) <b>D</b>	60	
(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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