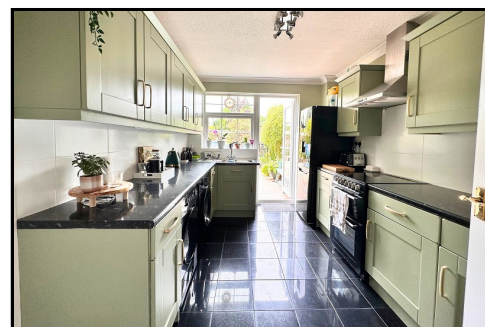




6 Chantry Close, Highcliffe, Dorset. BH23 5NQ

£435,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777





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£435,000

A beautifully presented three bedroom neo-Georgian end of terrace townhouse situated in a quiet and highly regarded cul-de-sac location. The property has been refurbished throughout our Vendor's period of occupation and creates a stunning home, perfect for permanent or holiday home living.



COVERED ENTRANCE PORCH

Tiled step, painted hardwood door with brass number and knocker, ceiling light point, door leads into the:

ENTRANCE HALLWAY

Attractive wood block flooring, ceiling light point, wall mounted panelled radiator, telephone point, power point, under stairs storage cupboard with light and housing the Gas and Electric meters and the electric consumer unit, door to:

GROUND FLOOR CLOAKROOM

Refurbished with a modern suite comprising wall hung wash hand basin with mixer tap, hidden cistern style low level flush WC, chrome ladder towel radiator, opaque double glazed window to side, ceiling light point, tiled floor and part tiled walls.

KITCHEN

3.62 x 2.68

Fitted with a lovely range of Sage Green painted Wood fronted cupboard and drawer units with areas of laminate roll top work surface. Space for hob and oven, tall standing fridge/freezer, washing machine and condenser dryer. Inset stainless steel one and a half bowl sink unit with drainer adjacent and mixer tap over. Ceiling light point and under cupboard lighting, tiled floor and part tiled walls, tiled splash backs. Fitted stainless steel Bosch filter extractor canopy of hob and oven recess. UPVC double glazed window to rear with door adjacent leading onto the rear garden. Door to the:

DINING ROOM

3.62 x 3.01

Wood block flooring, UPVC double glazed floor to ceiling windows framing a set of double doors leading out onto the garden, wall mounted panelled radiator, low hung ceiling light point over the Dining table area, open squared archway through to the:

LIVING ROOM

5.28 x 3.31

Plus bay recess. Fitted plantation shutters to the UPVC double glazed bay window to the front aspect, focal point electric wood burning stove style heater set into a slate tiled surround and hearth with painted timber mantel over. Wood block flooring, ceiling light point, power points, wall mounted panelled radiators, power points, television point.

From the Entrance Hallway, stairs rise to the:

FIRST FLOOR LANDING

Access to the roof space via hatch, large airing cupboard with hot water cylinder and slatted linen shelving and wall mounted Worcester gas fired boiler adjacent. Ceiling light point.

BEDROOM ONE

4.09 x 3.83

Narrowing in part to 3.20m. Fitted plantation shutters to the front framing the UPVC double glazed window, two double built-in wardrobes with sliding doors housing hanging space and shelving, ample space for further fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BEDROOM TWO

3.66 x 3.60

Large UPVC double glazed window overlooking the rear garden. Two double built-in wardrobes with sliding doors housing hanging space and shelving, ample space for further fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BEDROOM THREE

2.94 x 2.54

Narrowing in part to 2.38m. Large UPVC double glazed window to the front, built-in wardrobe and further space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator, power points.

BATHROOM

Beautifully refurbished with a four piece suite comprising freestanding claw footed bath with mixer tap to one end and hand shower attachment, walk-in double width shower cubicle with chrome fittings, low level flush WC and large pedestal wash hand basin. Wood effect tiled flooring, traditional towel rail and radiator, inset LED ceiling spotlights, opaque double glazed window to rear.

OUTSIDE

The rear garden is a superb feature having been professional re-landscaped and laid to Indian Sandstone paving throughout with raised shrub and plant borders and enclosed by walls to three sides. At the rear there is a pedestrian access gate leading to a rear pathway onto Oakwood Road and in turn linking to the:

GARAGE BLOCK

The property benefits from a garage in the block nearby with metal up and over door and providing good storage. It is situated third in from the rear on the right hand side as you look from the road.

THE APPROACH

The front of the property is laid mainly to lawn with shrub and plant borders and pathway to the front door.

ESTATE CHARGES

The property pays an estate charge which we believe is in the region of £530 per annum.

TENURE

The resale tenure for this property is Freehold



DIRECTIONAL NOTE

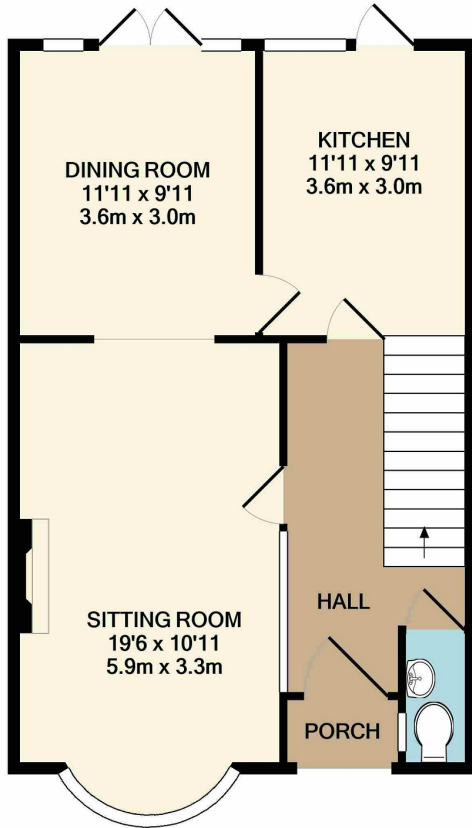
From our office in Highcliffe proceed West along Lymington Road taking the right hand turning into Hinton Wood Avenue opposite The Oaks. At the end of the road bear right and continue along until reaching Holmhurst Avenue on the right. Turn here and immediately left into Oakwood Road and follow round until reaching Chantry Close on the right hand side where the property will be found on the left and is numbered.

PLEASE NOTE..

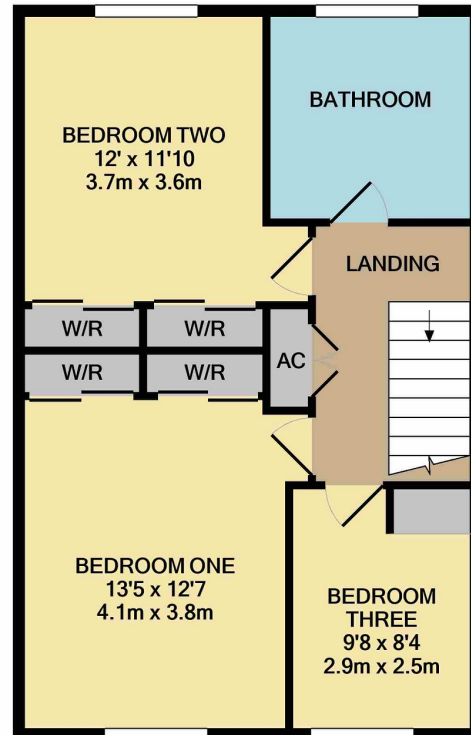
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

EPC RATING

The EPC rating for this property is C74



GROUND FLOOR
APPROX. FLOOR
AREA 551 SQ.FT.
(51.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 541 SQ.FT.
(50.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1092 SQ.FT. (101.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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