



48 Havelock Way, Highcliffe, Dorset. BH23 4PA

£399,950



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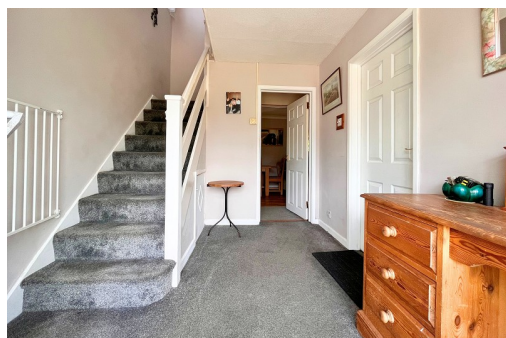




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An extended three bedroom semi-detached house situated on a sizeable plot and located within a short walking distance to the prestigious Highcliffe School. This multi-generational home benefits a ground floor bedroom, two generous double bedrooms upstairs (which could be put back into three) and a converted garage and the potential for further extensions stpp.



ENTRANCE PORCH

Accessed via a UPVC double glazed sliding front door.

HALLWAY

Obscured UPVC double glazed front door with matching side screens. Ceiling light point, wall mounted double panelled radiator, under stairs cupboard and power points.

SITTING ROOM/DINING ROOM (20' 7" X 11' 8") OR (6.28M X 3.56M)

A spacious reception room with two UPVC double glazed windows to the rear. Two ceiling light points, wall mounted double panelled radiator, TV aerial point, laminate flooring and power points

INNER HALL

KITCHEN (11' 2" X 9' 0") OR (3.41M X 2.75M)

Fitted with a comprehensive range of base and wall mounted cupboards and drawer units, with areas of laminate roll top work surface in part to three walls. Inset composite sink with mixer tap over and drainer unit adjacent. Space and plumbing for a washing machine and space for an under counter sink. Integrated eye level electric fan assisted double oven. Inset four ring gas hob with filter extractor over. Dual aspect room with UPVC double glazed windows to the side and rear. Ceiling light point, UPVC double glazed patio door to the rear garden, part tiled walls and vinyl flooring.

WC

Low level flush WC and wall mounted wash hand basin. Ceiling light point, UPVC double glazed window to the side and laminate flooring.

GAMES ROOM (16' 8" X 9' 9") OR (5.08M X 2.96M)

CONVERTED GARAGE - UPVC double glazed window to the front. Ceiling light point, UPVC double glazed door to the side, space for additional white goods and power points.

GROUND FLOOR BEDROOM (15' 7" X 12' 0") OR (4.76M X 3.66M)

A generous, ground floor double bedroom with UPVC double glazed window to the front. Ceiling light point, wall mounted double panelled radiator, TV aerial point and power points.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

UPVD double glazed window to the side, ceiling light point and power points. Doors off to all first floor accommodation.

BEDROOM 2 (20' 7" X 10' 10") OR (6.28M X 3.31M)

Originally designed as two separate bedrooms, this substantial room benefits two UPVC double glazed windows to the front. Two ceiling light points, two wall mounted double panelled radiators and power points.

BEDROOM 3 (12' 0" X 10' 10") OR (3.67M X 3.30M)

A good sized double bedroom with UPVC double glazed window to the rear. Ceiling light point, wall mounted double panelled radiator and power points.

BATHROOM

White suite comprising wall mounted wash hand basin with mixer tap over and vanity cupboards and drawers below. Panel enclosed bath with chrome shower attachment over. Obscured UPVC double glazed window to the rear, ceiling light point, tiled walls, wall mounted ladder style radiator, cupboard housing the gas fired boiler and tiled flooring.

SEPARATE WC

Low level flush WC. Ceiling light point, obscured UPVC double glazed window to the side and vinyl flooring.

OUTSIDE

The rear garden is mainly laid to lawn with a patio area to one side. Towards the rear of the garden, the plot becomes elevated and backs on to the railway line. There are two timber sheds and the garden is enclosed by timber fencing with an access gate on the left side.

THE APPROACH

Macadam driveway providing off road parking for two vehicles. Generous area of lawn and mature hedging to both sides. Low level brick walling to the front.

DIRECTIONAL NOTE

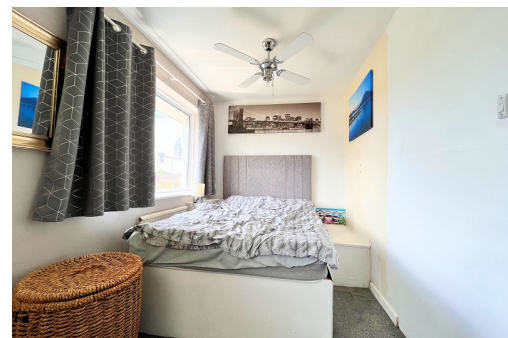
from our office in Highcliffe proceed West along Lymington Road turning right into Hinton Wood Avenue. bear right at the end and continue along until reaching Carisbrooke Way on your left. Turn here and follow the road around the corner and up the hill. On the bend at the top, turn right into Smugglers Lane North and continue to the end where the road becomes The Meadway. Take the second right into Havelock Way and the property will be found on the left hand side.

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.

TENURE

The resale tenure for this property is Freehold



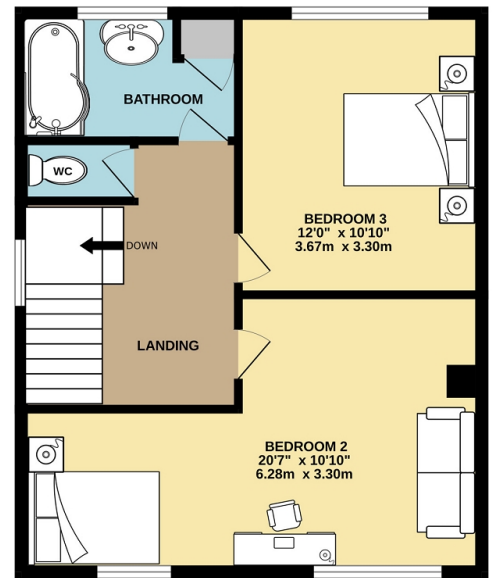
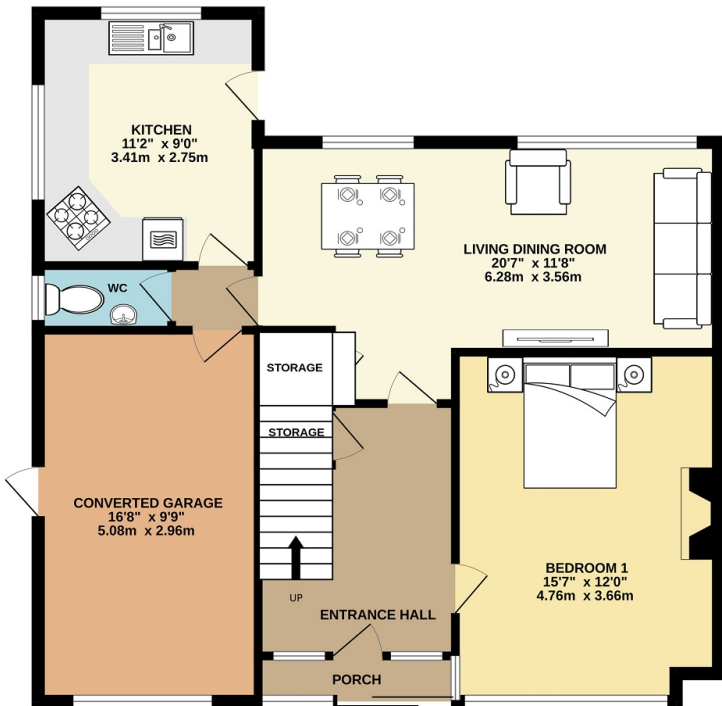
EPC RATING

The EPC rating for this property is D59



GROUND FLOOR
810 sq.ft. (75.2 sq.m.) approx.

1ST FLOOR
513 sq.ft. (47.7 sq.m.) approx.



TOTAL FLOOR AREA : 1323 sq.ft. (122.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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