



23 Nea Close, Highcliffe, Dorset. BH23 4QQ
Offers in excess of £380,000



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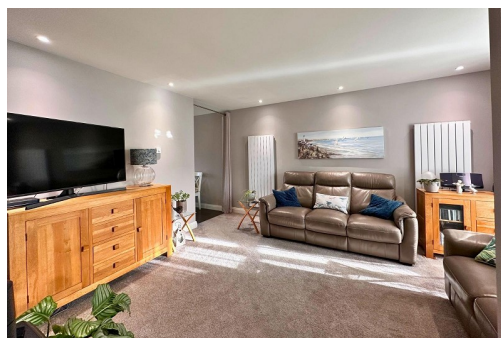




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Offers in excess of £380,000

A well presented three bedroom end of terrace bow-fronted Georgian style townhouse located within close proximity to the local shops and within the Highcliffe School catchment area. The property has been extensively refurbished in recent years to a very good standard throughout and benefits direct access to the garage from the rear garden. Early viewing is strongly advised. Vendor Suited



ENTRANCE HALL

UPVC double glazed, composite front door provides access into a bright and welcoming hallway. There is a UPVC double glazed window to the side and Velux window above. Inset ceiling spotlights, laminate flooring and double panelled radiator. Glowworm gas fired combination boiler, laminate work surface and useful storage cupboard.

Door leads into the Living Room.

CLOAKROOM

Fitted with a modern, white matching suite comprising hidden cistern style low level flush WC, inset wash hand basin with mixer tap over. UPVC double glazed obscure window to the side, motion sensor spotlight, laminate flooring. Wall mounted electric panel radiator.

LIVING ROOM (15' 8" MAX X 12' 10" MAX) OR (4.77M MAX X 3.91M MAX)

A spacious and well appointed reception room with a large UPVC double glazed bow window to the front, inset ceiling spotlights, ceiling inset surround sound speaker system, contemporary vertical radiators, TV aerial point, telephone point and power points. Large under stairs storage area. Opening through into the:

KITCHEN/DINING ROOM (15' 8" X 11' 1") OR (4.77M X 3.39M)

Fitted with a range of modern base and wall mounted units finished with a mixture of high gloss white and gloss walnut door fronts and areas of stone composite style work surface in part to two walls. Fitted large Gas range style hob with multiple Gas ovens beneath. Tiled splash back. Inset one and a half bowl stainless steel sink with mixer taps over and drainer unit adjacent. Freestanding Dishwasher and Washing machine, American style fridge/freezer and generous larder style cupboards some with roller pantry style drawers. Double glazed patio doors lead out to the rear garden. UPVC double glazed window to the rear, inset ceiling spotlights with a single ceiling pendant over the dining space, double panelled radiator, tiled flooring and power points.

Stairs from the Living Room rise to the:

FIRST FLOOR LANDING

Inset ceiling spotlights, large loft hatch providing access into the roof space with a pull down ladder. UPVC double glazed window to the side and a good sized airing cupboard with slatted shelving. Doors off to all first floor accommodation.

BEDROOM 1 (14' 1" X 9' 3") OR (4.29M X 2.83M)

A well proportioned double bedroom with a large UPVC double glazed window to the front providing a lovely outlook over the garden. Fitted double wardrobe offering a mixture of hanging space and shelving with one mirror fronted sliding door. Inset ceiling spotlights, double panelled radiator, TV aerial point and power points.

BEDROOM 2 (9' 10" X 9' 3") OR (2.99M X 2.83M)

Another good sized double bedroom with UPVC double glazed window to the rear finished with plantation shutters. Fitted double wardrobe with one mirror fronted sliding door offering a mixture of hanging space and shelving. Inset ceiling spotlights, double panelled radiator and power points.

BEDROOM 3 (11' 0" X 6' 2") OR (3.35M X 1.87M)

UPVC double glazed window to the front, inset ceiling spotlights, double panelled radiator, generous storage cupboard and power points. Currently arranged as a Home Office but easily changed back into a Bedroom if desired.

BATHROOM

Fitted with a modern white suite comprising of P-shaped panelled bath with glass shower screen, central mixer taps over and chrome shower attachments including a rainforest shower head and personal hand shower attachment. Hidden cistern style low level flush WC, inset wash hand basin with mixer taps over and storage cupboard beneath. Inset ceiling spotlights, chrome ladder style radiator, UPVC double glazed obscure window to the rear, part tiled walls and tiled flooring. Wall mounted cupboard with shelving.

OUTSIDE

The rear garden is a particular feature of the property and is mainly laid to Indian Sandstone paving for ease of maintenance with a large, covered, timber Pergola adjoining the rear of the property providing space for a large outside table or seating area suitable for alfresco dining. There is a stoned feature border along one side of the garden with Orb style water feature and a timber gate on the left side. There is access via a wooden door into the garage at the rear. Outside power points and cold water tap.

ALLOCATED PARKING

The property benefits from an allocated parking space located next to the garage block.

GARAGE

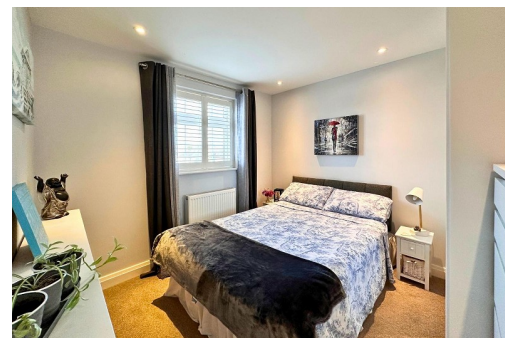
Single garage with electrically operated roller style door located directly behind the property with access from the garden.

THE APPROACH

The front garden is mainly laid to lawn with a number of established bushes. A concrete pathway leads to a raised paved area up to the front door. A side path provides access to the garage block and parking at the rear.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch taking the right hand turning into Nea Road just before the Golf Course. Follow this to the end and at the top of the hill turn left into Smugglers Lane North. Follow this road around the corner where Nea Close will be found on the right hand side. Proceed along the road and the property is located in a terraced block 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

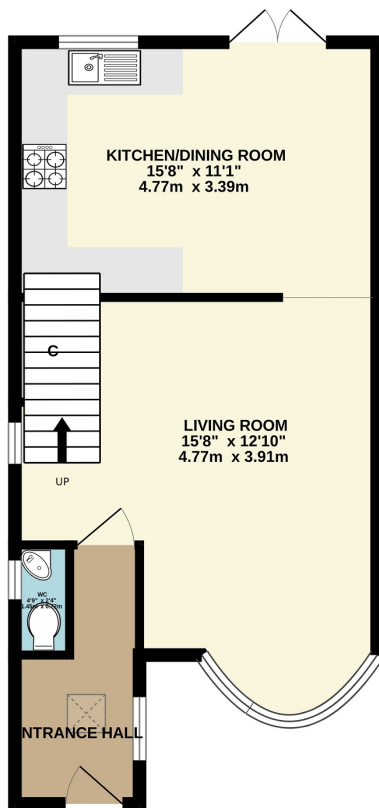
The resale tenure for this property is Freehold

EPC RATING

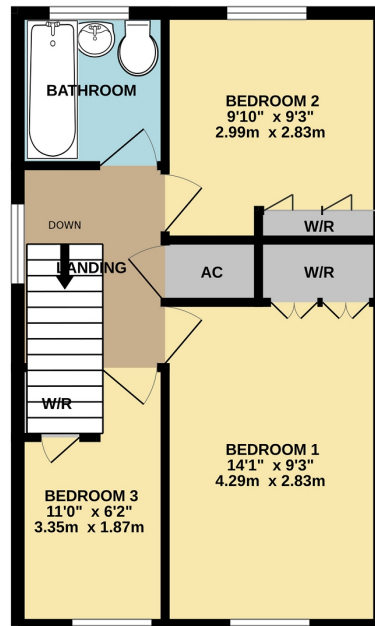
The EPC rating for this property is



GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.



1ST FLOOR
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 878 sq.ft. (81.5 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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