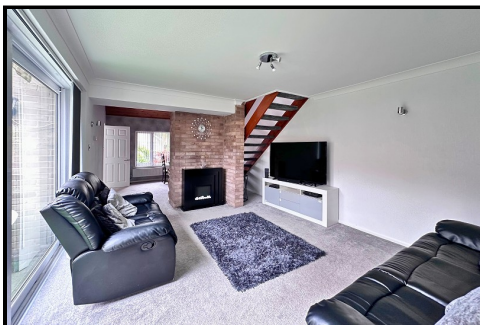




**17 Westbury Close, Highcliffe, Dorset. BH23 4PE**

**Offers In Excess Of £500,000**



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



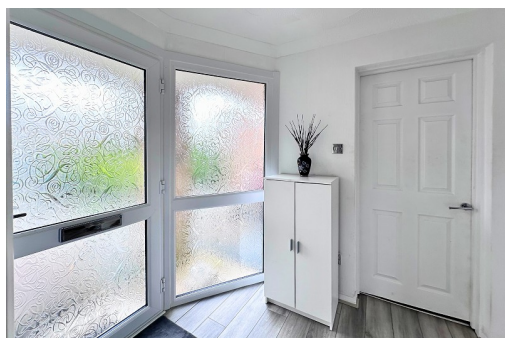




## 17 Westbury Close, Highcliffe, Dorset. BH23 4PE

### Offers In Excess Of £500,000

A versatile 3/4 bedroom chalet bungalow of approximately 1350 sq ft situated in a quiet cul-de-sac location with South facing gardens, generous room sizes and being within a short stroll of the Highcliffe Comprehensive School and local Shops. This property offers flexible living arrangements and could house multi-generations if desired with the potential to create an annexe style living arrangement if needed.





## CANOPIED ENTRANCE PORCH

Wall light point, opaque double glazed door with matching window adjacent leads up into the:

## ENTRANCE HALL (5' 11" X 7' 10") OR (1.80M X 2.39M)

Laminate flooring, ceiling light point, wall mounted panelled radiator, door to:

## GROUND FLOOR WC

Fitted with a white suite comprising low level flush WC and inset wash hand basin with waterfall mixer tap and vanity unit beneath, fully tiled walls, laminate flooring, opaque double glazed window to front, ceiling light point, wall mounted panelled radiator.

## KITCHEN/BREAKFAST ROOM (20' 0" X 7' 9") OR (6.09M X 2.37M)

Fitted with a good range of base and wall mounted units with areas of laminate roll top work surface over. Inset five burner Smeg Gas hob with filter extractor canopy over and eye level double oven adjacent. Space for American style fridge/freezer. Integrated dishwasher. Space for breakfast bar/breakfast table. UPVC double glazed window to the courtyard garden and door adjacent leading to the same. Inset ceiling spotlights and under cupboard lighting. Composite sink unit with one and a half bowls, mixer tap over and drainer adjacent. Door to garage.

## DINING ROOM (12' 6" X 11' 9") OR (3.80M X 3.58M)

Large UPVC double glazed window to front, ceiling light point with fan, large wall mounted double panelled radiator, stairs to first floor, double power points, opening through to the:

## LIVING ROOM (14' 11" X 11' 11") OR (4.55M X 3.62M)

Access to the courtyard garden via a set of UPVC double glazed sliding doors, provision for freestanding electric fireplace, power points, ceiling light point, wall light points, television point, door to:

## INNER HALL

Access into the roof space via hatch, ceiling light point, feature port hole window to courtyard garden. Door to:

## BEDROOM 2 (11' 11" X 8' 10") OR (3.63M X 2.70M)

Built-in wardrobe with hanging space and shelving, UPVC double glazed window overlooking the rear garden, ceiling light point, provision for wall hung television, wall mounted panelled radiator.

## WETROOM

Fitted with a modern suite comprising wall mounted shower fittings with wet room flooring, inset wash hand basin with vanity unit and low level flush WC, opaque double glazed window to rear, chrome ladder style towel radiator.

## BEDROOM 3/RECEPTION ROOM (11' 11" X 10' 11") OR (3.62M X 3.34M)

Lovely outlook over the rear garden, UPVC double glazed sliding doors leading onto the same, ceiling light point, power points, wall mounted panelled radiator, door to:

## BEDROOM 1 (12' 0" X 10' 10") OR (3.67M X 3.30M)

Lovely outlook over the rear garden via a good sized UPVC double glazed window, fitted bedroom furniture comprising a large range of wardrobes with hanging space and shelving, over bed storage cupboards, bedside cabinets and open display shelving. Inset ceiling spotlights, wall mounted panelled radiator.

## BEDROOM 4 (15' 0" X 8' 6") OR (4.56M X 2.60M)

Situated on the first floor and accessed from the Dining Room via a set of open tread stairs to a small landing area with cupboard housing hanging space and storage behind. UPVC double glazed window to the side and large window to the front aspect at high level. Television point, power points.

## OUTSIDE

The rear garden is cleverly sub-divided into two areas, first a central courtyard garden which is accessed from the Living Room, Kitchen and third bedroom which is laid to artificial lawn with an awning extending over the doors to the living room. A pathway then extends down the length of the property to the side leading to a further area of garden with artificial lawn, mature shrub and plant borders and a vegetable garden.

## THE APPROACH

Laid to macadam for off road parking for two/three vehicles and situated to the side of this is a beautifully landscaped low maintenance area of garden laid to slate chippings with an ornamental stream/water feature running through. At the head of the driveway there is then access to the:

## GARAGE (19' 0" X 10' 0" MAX) OR (5.80M X 3.05M MAX)

Metal up and over door, power and light. Wall mounted Vaillant gas fired boiler serving hot water and central heating systems. Access into the roof space above this part of the property via a hatch with loft ladder steps.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Hinton Wood Avenue opposite The Oaks. At the end of the road turn right again and follow the road until reaching Carisbrooke Way on the left. Turn here and follow the road up the hill and around the sharp bend taking the right hand turn into Forest Way. Go almost to the end of the road and take the left hand turn into Westbury Close and the property will be found on the left and 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



## TENURE

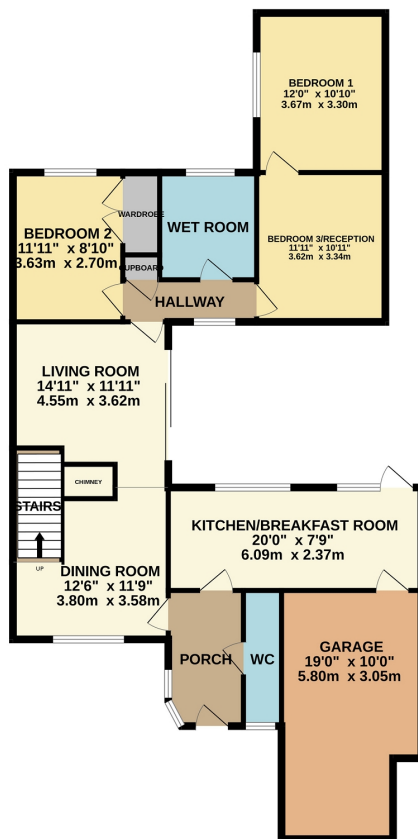
The resale tenure for this property is Freehold

## EPC RATING

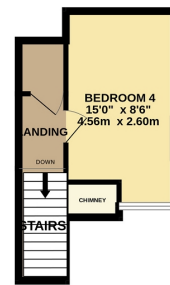
The EPC rating for this property is C73



GROUND FLOOR



1ST FLOOR



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.  
Made with Mettropolx ©2024

**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
highcliffe@rossnicholas.co.uk

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.