



**164 Lymington Road, Highcliffe, Dorset. BH23 4JY**

**£495,000**



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





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**£495,000**

A superb three double bedroom semi detached bungalow situated almost opposite the entrance to Highcliffe Castle and within walking distance of the local beaches and the High Street. The property has been well maintained and benefits from two reception rooms and a conservatory as well as a large but private rear garden and off road parking to the front of the property for 4/5 cars. Viewing of this delightful property is strongly advised to appreciate all that is on offer and is offered for sale with no forward chain.



## ENTRANCE PORCH

Accessed via a UPVC double glazed entrance door with windows to the side, tiled floor, UPVC part opaque double glazed door leads into the:

## ENTRANCE HALL

Of good size with a wall mounted panelled radiator, cloaks cupboard with hooks also housing the electric consumer unit, electric meter and gas meter. Access into the roof space is given via a large hatch with pull down ladder, Door to the:

## DINING ROOM (12' 0" X 9' 0") OR (3.65M X 2.74M)

A good sized and welcoming room with outlook via the Conservatory to the rear garden, inset LED ceiling spotlights, wall mounted double panelled radiator, opening through to the:

## LIVING ROOM (15' 5" X 12' 2" MAX) OR (4.71M X 3.72M MAX)

Narrowing in part to 3.04m. A lovely and bright room with large UPVC double glazed bay window to the front facing South and overlooking the front garden. Focal point Gas fireplace set into a marble style surround with matching hearth and mantel. Provision for wall hung television, inset LED ceiling spotlights, wall mounted double panelled radiator, power points.

## KITCHEN (10' 10" X 8' 11") OR (3.29M X 2.72M)

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Inset four ring ceramic hob, double oven beneath and concealed filter extractor over, space for fridge/freezer, space and plumbing for slimline dishwasher and washing machine. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Wall mounted Glow Worm gas fired boiler, inset LED ceiling spotlights, UPVC opaque double glazed door to side passageway, UPVC double glazed window to rear, part tiled walls, tiled splash back.

## CONSERVATORY (9' 9" X 9' 8") OR (2.98M X 2.94M)

UPVC double glazed construction under a triple-ply poly- carbonate roof, double doors to the rear garden, wall mounted panelled radiator. Double power point.

## BEDROOM 1 (13' 0" X 10' 9") OR (3.95M X 3.28M)

Fitted with a good range of bedroom furniture comprising wardrobes, over bed storage cupboards, bedside cabinets with display shelving over, dressing table with stool recess. Ceiling light point, wall mounted panelled radiator, power points.

## BEDROOM 2 (10' 11" X 10' 11") OR (3.32M X 3.34M)

Large UPVC double glazed window to the front of the property, built-in wardrobes with hanging space and shelving. Further space for fitted or freestanding bedroom furniture, wall mounted panelled radiator, ceiling light point, power points.

## BEDROOM 3 (9' 9" X 7' 9") OR (2.97M X 2.35M)

UPVC double glazed window overlooking the rear garden, recess for wardrobe and ample space for further bedroom furniture, wall mounted panelled radiator, ceiling light point, power points.

## BATHROOM

Fitted with a four piece suite comprising panel enclosed bath with mixer tap over and hand shower attachment, enclosed corner shower cubicle with Mira fittings, inset wash hand basin with vanity unit beneath and low level flush hidden cistern style WC. White ladder style towel radiator, UPVC opaque double glazed window to front.

## OUTSIDE

The rear garden is a delightful feature of the property encompassing a good sized area of patio immediately adjoining the property with a shingled area the other side. Beyond this is a mature set of trees and bushes framing an area of lawn with a pathway meandering through to the side of this with a timber pergola feature. There are numerous storage sheds and outbuildings included with the sale of the property. At the end of the garden are two slight raised beds suitable for growing vegetables or similar. To the side of the garden is access into the garage via a pedestrian door.

## THE APPROACH

Laid mainly to attractive block paving providing off road parking for numerous vehicles with a mature hedged boundary to the front and side.

## GARAGE (16' 7" X 8' 9") OR (5.05M X 2.67M)

Accessed from Castle Avenue and benefitting from a metal up and over door, window and pedestrian access leading into the rear garden. Parking space for one vehicle in front of the garage.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch. After approximately half a mile take the right hand turning into Castle Avenue and immediately left into Lymington Road where the property will be found on the right hand side 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.



## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## EPC RATING

The EPC rating for this property is D63



GROUND FLOOR  
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA: 1111 sq.ft. (103.2 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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