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Winkworth

10 LORAINE AVENUE, HIGHCLIFFE, BH23 5LB PRICE £750,000 **FREEHOLD**

for every step...

A spacious two-bedroom detached bungalow close to the beautiful Chewton Bunny.

10 Loraine Avenue, Highcliffe, BH23 5LB
Price £750,000 **Freehold**

01425 270 055
highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

Description:

An incredibly spacious two double bedroom, two-bathroom bungalow located only a few hundred yards from the Chewton Bunny & close to Highcliffe high street.

The property is entered via an incredibly useful entrance porch which flows through into the inner hallway providing access to all principal rooms. The hallway also features a large airing cupboard and a further storage cupboard.

L-shaped living room is a fantastic size with a large picture window to the front elevation and attractive gas fireplace providing a central focal point.

The dining area is a comfortable size for a dining table, with double doors leading to the rear conservatory. The conservatory is Westerly facing and affords a fantastic amount of light during the day with double doors again leading to the patio.

The kitchen is well fitted in a galley style with integrated appliances including washing machine, fridge and freezer, freestanding gas oven and space and plumbing for a dishwasher. With a rear door leading to the garden.

There are two double bedrooms, the master to the front elevation with fitted wardrobes and an ensuite shower room which is fitted with a white suite. The second bedroom is found to the rear of the bungalow again with a range of fitted furniture.

Family bathroom again with a white suite, bath with shower over and then a further separate cloakroom.

The rear garden is a good size mainly laid to lawn with areas of mature hedging enclosed by timber fencing. Side gate leads out onto the driveway and a detached single garage which has a rear access door and benefits from having electric.

The front garden provides lovely kerb appeal, mainly laid to lawn with a few mature shrubs and a large driveway providing off-road parking for several vehicles.

The property would make a fantastic retirement property in this wonderful location. Ideal for those looking to downsize close to the amenities and the coast.

Summary:

- Spacious detached bungalow
- Two double bedrooms one with ensuite
- Fitted kitchen
- Reception room
- Conservatory
- Family bathroom
- Garage and driveway for several cars
- Garden
- BCP Council tax band E
- Offered with no forward chain
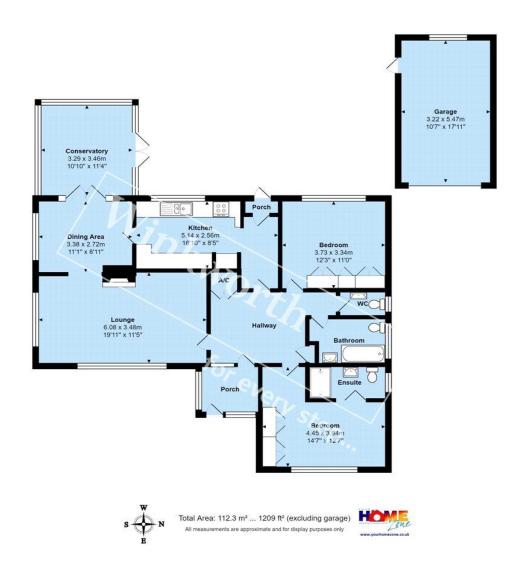
Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights, go straight across the lights and take the second turning right onto Mill Lane. Take the first left onto Abingdon Drive and first left again onto Loraine Avenue where the property can be located.
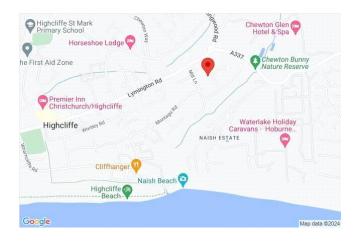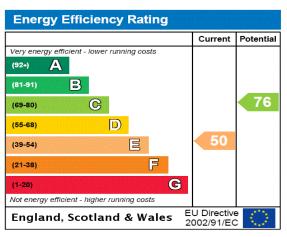
Conservatory
3.29 x 3.46m
10'10" x 11'4"

Garage
3.22 x 5.47m
10'7" x 17'11"

Kitchen
5.14 x 2.56m
16'10" x 8'5"

Porch

Dining Area
3.38 x 2.72m
11'1" x 8'11"

Bedroom
3.73 x 3.34m
12'3" x 11'0"

A/C

WC

Lounge
6.08 x 3.48m
19'11" x 11'5"

Hallway

Bathroom

Ensuite

Porch

Bedroom
4.45 x 3.84m
14'7" x 12'7"

W N S E

Total Area: 112.3 m² ... 1209 ft² (excluding garage)
All measurements are approximate and for display purposes only

HOME Zone
www.yourhomezone.co.uk

Map data ©2024

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		76
Not energy efficient - higher running costs		

England, Scotland & Wales — EU Directive 2002/91/EC

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