



Winkworth  
for every step...

3  1  2  EPC = D

47 NEA ROAD, HIGHCLIFFE, BH23 4NB PRICE £739,950 FREEHOLD

Winkworth

for every step...

# A charming three bedroom property offering stylish accommodation throughout.

47 Nea Road, Highcliffe, BH23 4NB

Price £739,950 Freehold

01425 270 055

highcliffe@winkworth.co.uk

## Location:

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.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

## Description:

A simply beautiful three-bedroom bungalow located in one of Highcliffe's premier roads. This charming property offers stylish accommodation throughout with good size and flexible accommodation.

Approached over a large driveway providing ample off-road parking in an incredibly useful carport.

The storm porch opens into the inner hallway providing access to all rooms with a beautiful solid oak floor.

The kitchen is well fitted to three walls of an attractive cream kitchen, with full range of integrated appliances.

The living room is a simply stunning size with an attractive log burner and bi-fold doors that open onto the delightful garden. The partition wall creates a separation for a further reception room or home office.

There are three bedrooms, all of which are doubles with the master bedroom featuring an attractive ensuite shower room.

There's a family bathroom servicing the other two bedrooms which is fitted with an attractive modern suit. Finishing the accommodation is an incredibly useful Utility cupboard housing a tumble dryer, (or a washing machine could go in) and has plumbing for a toilet and sink if required.

Outside is a beautiful garden with a southerly aspect. The garden has been well designed with areas of patio, planting and a covered seating area. Perfect for alfresco entertaining.

A must-see bungalow to truly appreciate what's on offer. Call Winkworth today.

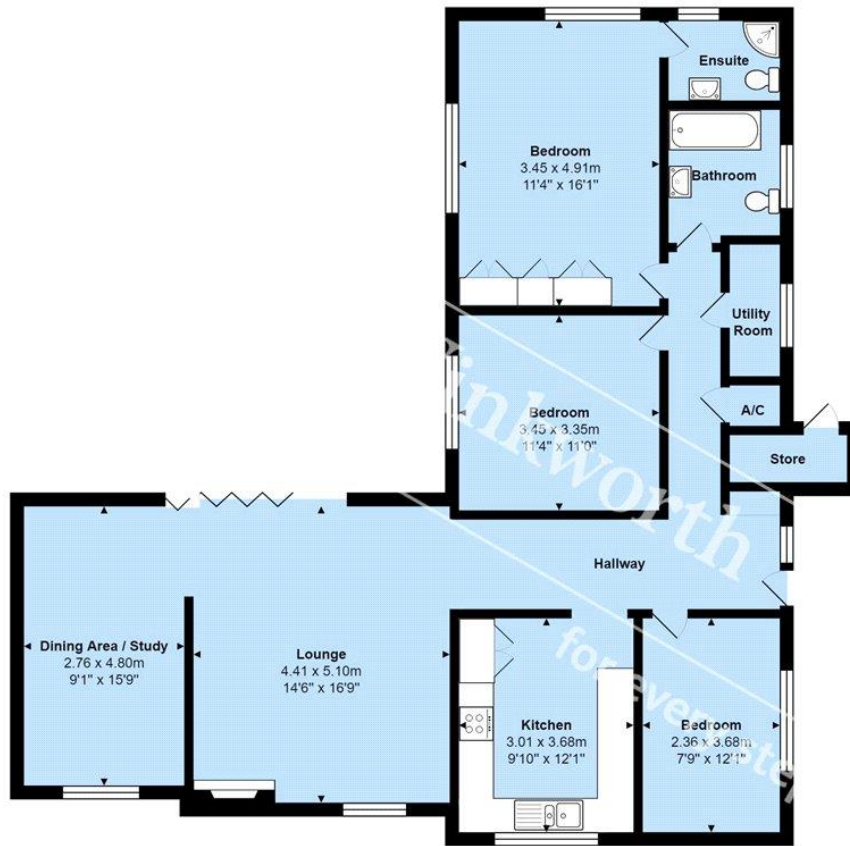
## Summary:

- A charming property offering stylish accommodation throughout
- Three double bedrooms
- Fitted kitchen
- Living room with bi-fold doors to garden
- Two bathrooms
- Southerly aspect garden
- Large driveway with carport
- BCP Council tax band E

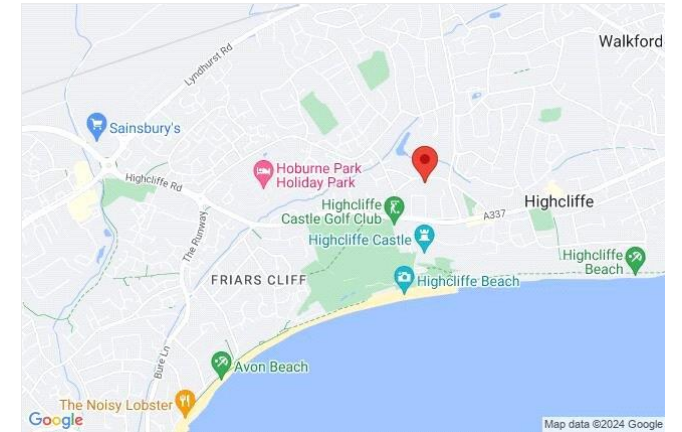
## Directions:


From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Nea Road and follow the road round and the property can be located on the right hand side.





Total Area: 115.4 m<sup>2</sup> ... 1243 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	<b>81</b>
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	<b>61</b>
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

