





3  1  2  EPC = D

9 WESTBURY CLOSE, HIGHCLIFFE BH23 4PE [GUIDE PRICE £450,000](#) **FREEHOLD**

Winkworth

for every step...

An architect designed three-bedroom, link-detached chalet bungalow, offered with no forward chain.

9 Westbury Close, Highcliffe BH23 4PE
Guide Price £450,000 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.

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

Description:

An architect designed three-bedroom, link-detached chalet with a courtyard and attractive rear garden, off-street parking, and a garage. Offered with no forward chain.

The property benefits from gas central heating, double glazing, and partially vaulted ceilings.

Accommodation:

Coming through the front door, you are met with the entrance hall leading to the living area and the ground floor shower room.

The dining area to the front of the property has an attractive vaulted ceiling, flowing into the living room which provides access to the enclosed courtyard.

The kitchen leads from dining area through to the breakfast room, with the sunroom also opening out on to the courtyard.

Two ground floor double bedrooms are located to the rear of the property, separated by the wet room.

Upstairs, bedroom three / study benefits from dual aspect windows and an additional storage space.

To the rear, the garden is mostly laid to lawn, with garden shed.

The garage includes a utility space and is accessible from the breakfast room. Large brick paved driveway.

Summary:

- Three bedrooms
- Lounge/diner with access to courtyard
- Kitchen/breakfast room
- Shower room and wet room
- Rear garden with shed
- Garage with utility space
- Large brick paved driveway
- Council tax band D
- Offered with no forward chain

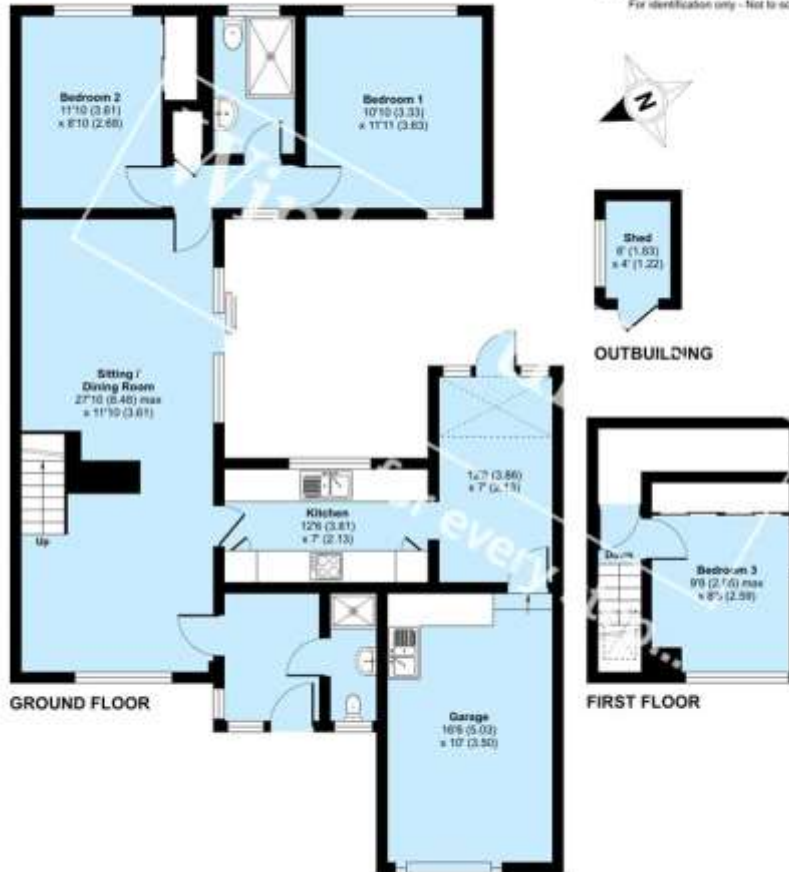
Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Turn right onto Nea Road then turn right onto Smugglers Lane North. Take first left and continue on Forest Way and turn left onto Westbury Close where the property can be located.



Westbury Close, Christchurch, BH23

Approximate Area = 1122 sq ft / 104.2 sq m
 Garage = 168 sq ft / 15.6 sq m
 Outbuilding = 24 sq ft / 2.2 sq m
 Total = 1314 sq ft / 122 sq m
 For identification only - Not to scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	
(39-54)	E	56
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		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.

RICS Certified Property Measure. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS) November 2018. Produced for Winkworth (Highcliffe & Walkford) REF: 1001080

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



for every step...