

13 Seaton Road, Highcliffe, Christchurch,  
BH23 5HW

Asking Price **£489,950**



Bedrooms



Living



Bathroom/Ensuite



Parking



EST  
1992

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# Built in 2018, a beautifully presented two bedroom bungalow...

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BUILT IN 2018, THIS BEAUTIFULLY PRESENTED AND WELL PROPORTIONED TWO BEDROOM BUNGALOW IS LOCATED IDEALLY FOR THE HIGH STREET AND BEACH. THE SOUTH WESTERLY ASPECT GARDEN IS A PARTICULARLY NICE FEATURE, AS IS THE EN-SUITE TO THE LARGE MASTER BEDROOM.

Light and airy entrance hall with a cupboard housing gas combi boiler, access to loft and doors to accommodation.

There are two double bedrooms. The master is particularly spacious and has a tiled en-suite shower room comprising a shower, wash hand basin and WC, with a heated towel rail and obscured window.

The main bathroom, also tiled, has a bath, wash hand basin with vanity drawer, a WC, and a heated towel rail.

The spacious open plan lounge diner / kitchen is triple aspect with southerly and westerly doors or windows, so this is really bright and sunny room. On one side is the kitchen which comprises eye and base level units, integrated washer dryer, dishwasher and fridge freezer. There is a breakfast bar and space for a dining table. The other side of the room is the lounge. French doors lead into the garden.

## Outside

Brick paved driveway provides off street parking. Wooden gate leads into the garden. Outside water tap and space for a garden shed down one side.

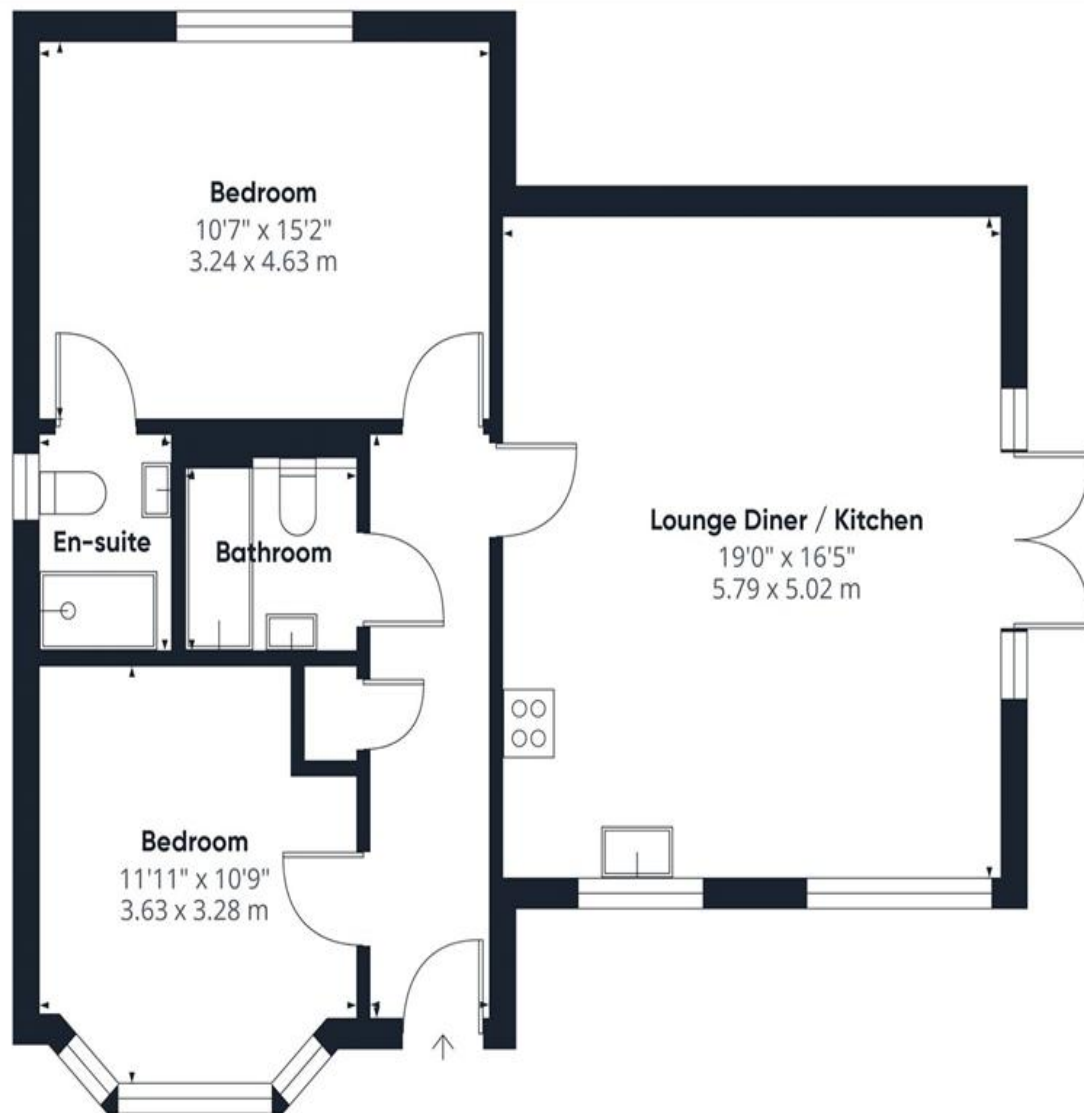
The garden has a southerly and westerly aspect so enjoys lots of sun.

Council tax band D.



## KEY POINTS

- Quiet cul-de-sac location close to High Street and beach
- Good size garden with a southerly and westerly aspect
- Bright and airy detached bungalow built in 2018
- Two double bedrooms
- Particularly large master bedroom with an en-suite
- Underfloor heating throughout
- Triple aspect lounge diner



Approximate total area<sup>(1)</sup>

734.2 ft<sup>2</sup>  
68.21 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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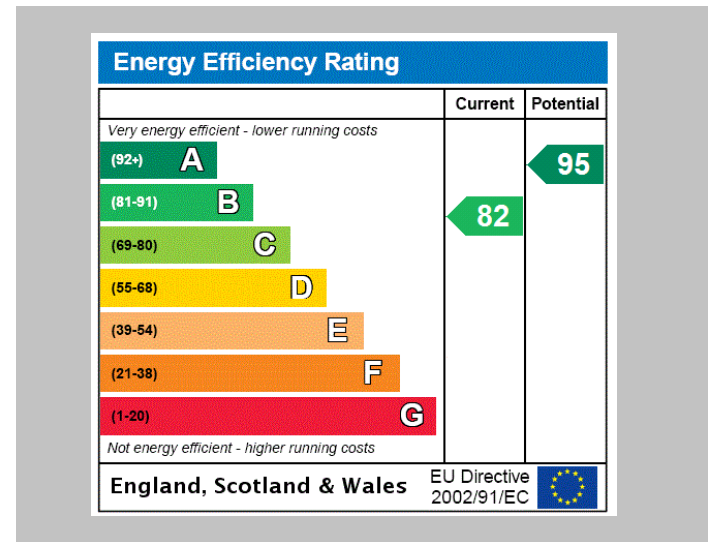


**The Consumer Protection from Unfair Trading Regulations 2008 (CPRs).** These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.



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