

3 Rowan Drive, Highcliffe, Christchurch,  
Dorset, BH23 4QR

Asking Price **£315,000**



Bedrooms



Living



Bathroom



Garage



EST  
1992

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# Spacious two bedroom house located close to shops and beach...

SPACIOUS TWO DOUBLE BEDROOM HOUSE LOCATED CONVENIENTLY FOR TRANSPORT LINKS, LOCAL SHOPS AND BOTH HIGHCLIFFE SCHOOLS, WHILST ONLY BEING A SHORT DISTANCE FROM THE BEACH. NO CHAIN.

From the entrance hall, stairs lead to the first floor and a door leads into the living room which has a fireplace with electric fire, an under-stair storage. Glass panelled door into the kitchen breakfast room.

On one side of the kitchen breakfast room is space for a dining table and chairs, the other has a range of eye and base level units with cupboards and drawers and has a small breakfast bar. Space for a range of appliances, tiled floor and a door into the garden.

On the first floor are two double bedrooms, one with built in wardrobes and the other with a good size over stair storage cupboard.

On the landing is a storage cupboard and a

hatch providing access to the loft where the recently installed combi boiler is located.

The tiled bathroom comprises a bath with rain forest shower head and removable shower attachment along with a bifold screen. Inset WC and wash hand basin with lots of fitted storage units. Heated towel rail and obscured glazed window.

## Outside

The front garden is laid to lawn with paved path to the front door.

The rear garden has a raised patio area at the immediate rear of the house, the remainder being laid to lawn with a paved path leading to the rear, where there is a brick built storage shed.

A single garage is conveyed with the property, situated in a block at the rear.

Council tax band C.

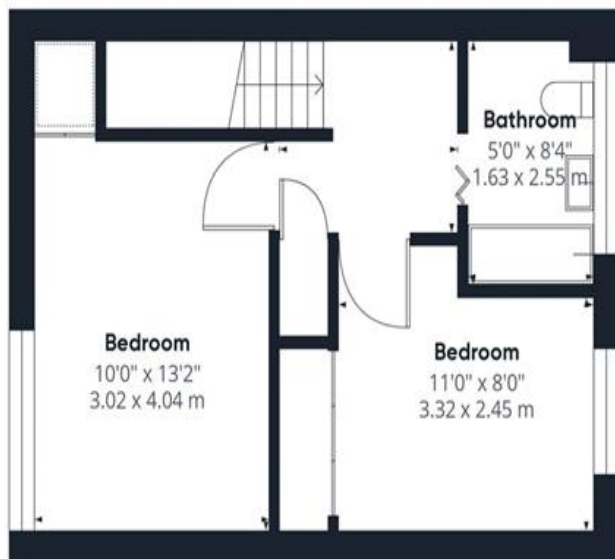


## KEY POINTS

- Spacious two double bedroom house
- Private walled garden with brick built store
- Garage at the rear
- Close to shops, bus stops and beach
- In catchment for Highcliffe schools
- Recently installed combi boiler
- No onward chain



Ground Floor



Floor 1

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

751.21 ft<sup>2</sup>  
69.79 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.

GIRAFFE360





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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