

25 Elphinstone Road, Highcliffe,
Christchurch, Dorset, BH23 5LL

Asking Price **£725,000**



4

Bedrooms



1

Living



2

Bathroom/Ensuite



Y

Parking/Garage



EST
1992

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In one of Highcliffe's most sought after tree lined roads...

IN ONE OF HIGHCLIFFE'S MOST SOUGHT AFTER TREE LINED ROADS, A NICELY PRESENTED FOUR BEDROOM BUNGALOW WITH A SOUTH FACING BALCONY LOOKING OVER THE LARGE AND BEAUTIFULLY MAINTAINED REAR GARDEN. OFF ROAD PARKING FOR SEVERAL VEHICLES AND A SHORT WALK TO THE BEACH AND HIGH STREET.

Spacious entrance hall with a large fitted double cupboard and space saving understairs built in storage.

Stairs to the first floor and doors to the ground floor accommodation including double opening glass panelled doors into the living room diner.

The triple aspect living room diner is a particular feature of the property. A large room split into areas for sitting and dining, with one part a circular design with a full width window overlooking the lovely garden and allowing sunshine to stream through the entire ground floor. Single door leads outside.

The kitchen comprises a range of white high gloss eye and base level units with cupboards and drawers. Integrated fridge, freezer, dishwasher and oven with gas hob over. The washing machine is kept in the garage.

Two of the bedrooms are on the ground floor, both double rooms, the others are on the first

floor. The master suite is particularly generous and has a south facing balcony looking over the garden, big enough for a table and chairs.

There is a shower room on the ground floor, and a bathroom on the first floor. Both comprise a modern suite and are tiled, with an inset wash hand basin and WC set in to vanity unit with storage, both have heated towel rails and both obscured glazed windows.

Outside

A large, private south facing rear garden with attractive tree lined back drop at the far end. A substantial patio is on the immediate rear of the property and the remainder is laid to lawn with various attractive and well established shrubs.

The front garden is laid to lawn with established flower beds on all sides.

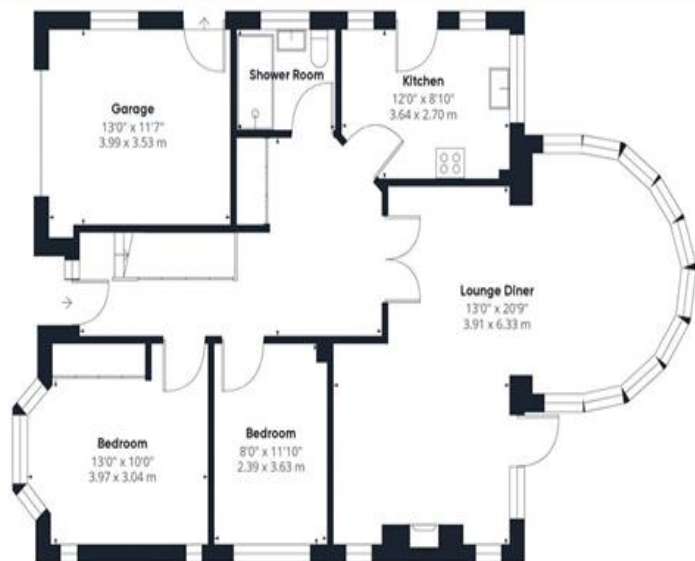
The driveway provides off road for several vehicles and there is a garage.

Council tax band E.



KEY POINTS

- Large beautifully maintained, private south facing garden
- Private suntrap of a balcony accessed via bifold doors in the master bedroom
- Impressive circular living room overlooking the garden
- Bright and airy throughout
- Four beds and two baths
- Short walk to the beach and the high street



Ground Floor



Floor 1

Approximate total area⁽¹⁾

1557.54 ft²
144.7 m²

Reduced headroom

77.39 ft²
7.19 m²

(1) Excluding balconies and terraces

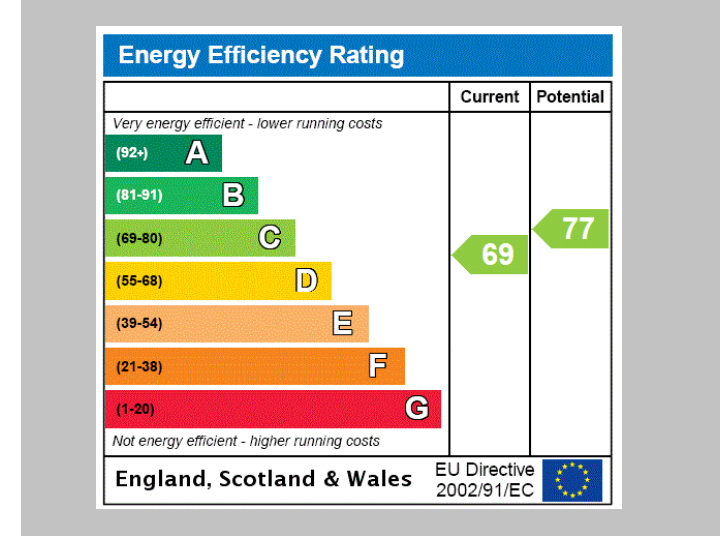
Reduced headroom
(below 1.5m/4.92ft)

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

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Slades - Highcliffe 356 Lymington Road, Highcliffe, Christchurch, Dorset, BH1
 01425 277773 | info@sladeshighcliffe.co.uk
 Website www.sladeshomes.co.uk

