

104 Smugglers Lane North, Highcliffe,
Dorset, BH23 4NL

Asking Price **£799,950**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

An 1800 sq. ft. home, with flexible layout backing onto the park...

A SPACIOUS 1800 SQ. FT. HOME, WITH FLEXIBLE ACCOMMODATION SPLIT OVER TWO FLOORS. LOCATED IDEALLY IN CATCHMENT FOR THE EXCELLENT LOCAL SCHOOLS, PARKING FOR SEVERAL VEHICLES INCLUDING A MOTORHOME, AND WITH DIRECT ACCESS ONTO THE PARK AT THE REAR. OFFERED WITH NO ONWARD CHAIN.

From the entrance hall, stairs lead to the first floor and doors lead to the ground floor accommodation. There is large floor to ceiling storage cupboards with sliding doors.

On the ground floor are two of the five bedrooms. Both have fitted furniture including wardrobes and drawers. The smaller double could act as a study if required.

The tiled shower room comprises a full width shower cubicle with both a fixed rainforest shower head and a removable shower attachment. Wash hand basin set into vanity drawers, WC, fitted storage, heated towel rail and an obscured glazed window.

Glass panelled wooden bi-fold doors allow the living room to be closed off from the open plan kitchen diner / lounge if preferred, or they can stay open creating a great entertaining space.

The kitchen comprises a range of modern eye and base level units with cupboards, drawers and a

breakfast bar. Integrated appliances and space for an American style fridge freezer. Wall mounted gas combi boiler. Single door to the garden. On the other side of the room is space for a dining table and further seating. Double doors into the garden. The triple aspect makes this a very bright and airy room.

The spacious landing has space for an office desk and chair. There are three bedrooms on the first floor, all of them have fitted wardrobes. The master bedroom has a fully tiled en-suite comprising a bath, wash hand basin and WC. It has a heated towel rail and an obscured glazed window.

Outside

Large brick paved driveway provides off road parking for several vehicles including a motor home and/or boat if required, and in turn leads to the garage which has a storeroom on the rear.

The private rear garden enjoys lots of sunshine due to its south westerly aspect and backs directly onto the park.

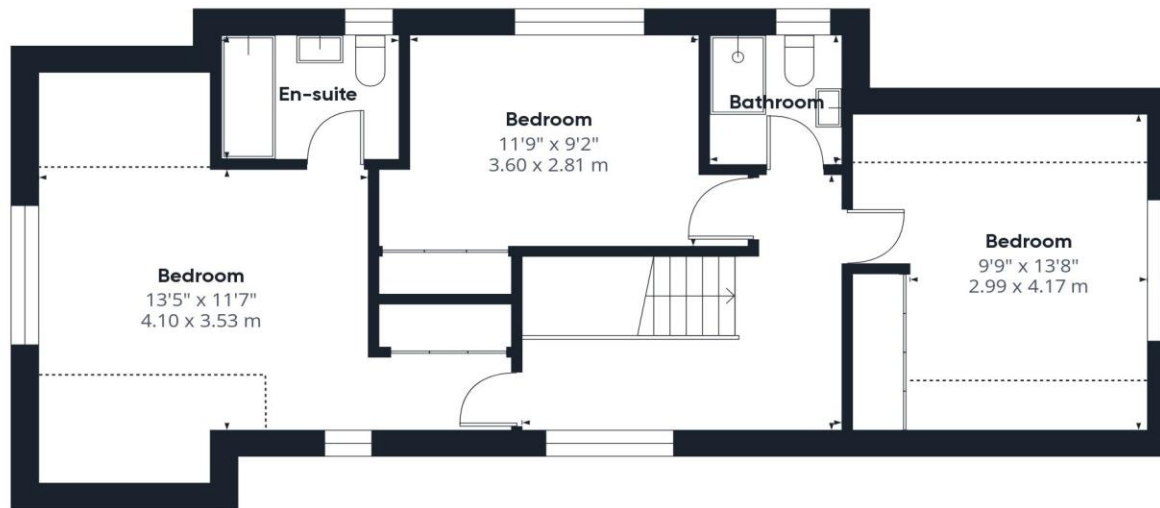
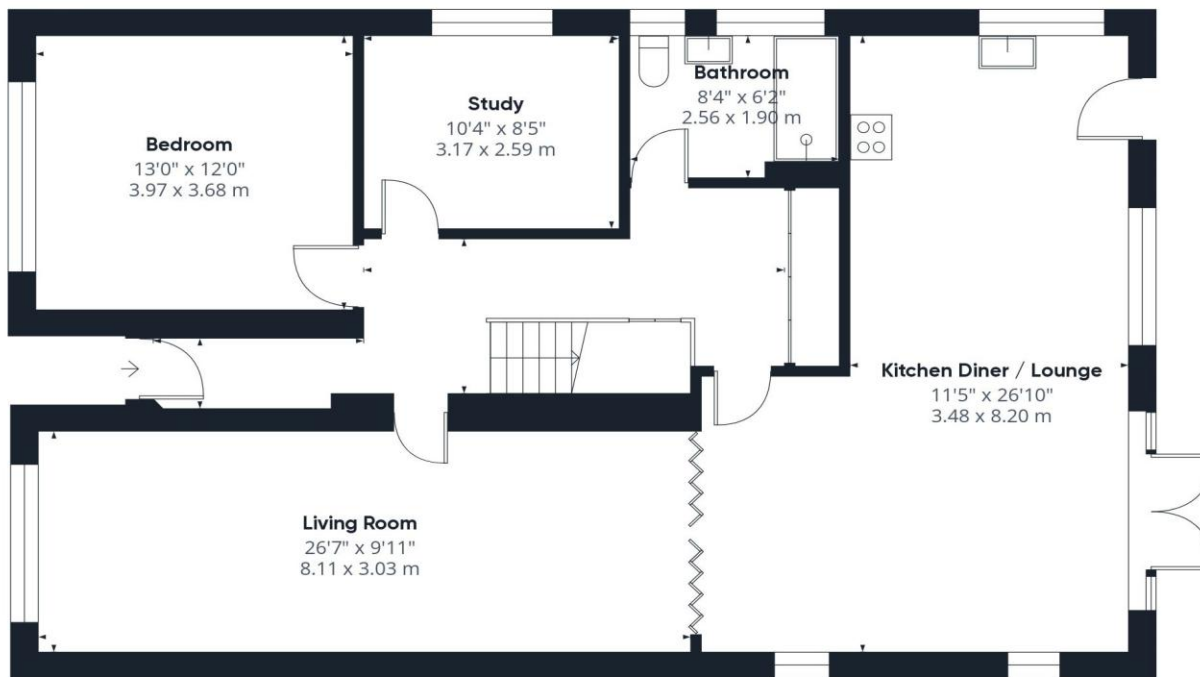
There is a brick paved patio on the immediate rear of the property with the remainder laid to lawn with shrubbed borders.

Council tax band E.



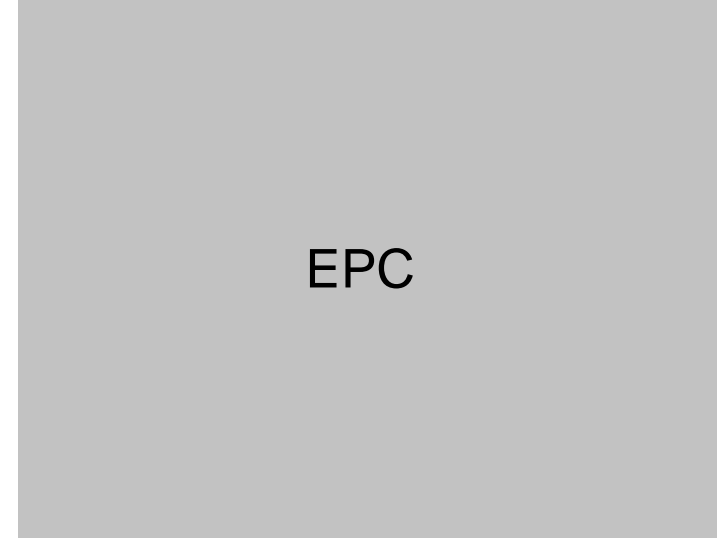
KEY POINTS

- No onward chain
- South westerly facing rear garden backing onto the park
- 1800 approx. sq. ft. in size
- Flexible layout over two floors
- Five double bedrooms
- Three bathrooms
- Lots of built in wardrobes and storage
- Off road parking for several vehicles and a garage



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.

THE PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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

Slades