

254 Smugglers Lane North, Highcliffe,  
Dorset, BH23 4QL

Asking Price **£410,000**



Bedrooms



Living



Bathroom/Ensuite



Garage



EST  
1992

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# 3 double beds... En-suite to master... South facing garden...

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THREE DOUBLE BEDROOM HOUSE WITH EN-SUITE TO MASTER. SOUTH FACING GARDEN AND A GARAGE. CLOSE TO THE LOCAL SHOPS AND THE BUS STOPS. CATCHMENT FOR LOCAL SCHOOLS AND NOT FAR FROM THE BEACH.

A modern house, built approximately 15 years ago, presented very well throughout.

Spacious entrance hall with a cloak cupboard and door to the downstairs WC where there is access to an understairs cupboard.

Large dual aspect open plan kitchen diner with space for a dining table and chairs. The kitchen comprises a generous range of eye and base level units with cupboards and drawers, a range of integrated appliances, and has tiled floor.

Lovely bright south facing sitting room on the rear with French doors into the garden.

On the first floor are three double

bedrooms, all with fitted furniture including wardrobes, drawers and dressing tables. The master bedroom has an en-suite shower room with an obscured glazed window.

The main bathroom comprises a bath with shower over, inset wash hand basin and WC with storage cupboards, is fully tiled, has a heated towel rail and two obscured windows.

## Outside

Private south facing rear garden with a patio, area of artificial turf and flower beds. Side gate leads to the garage.

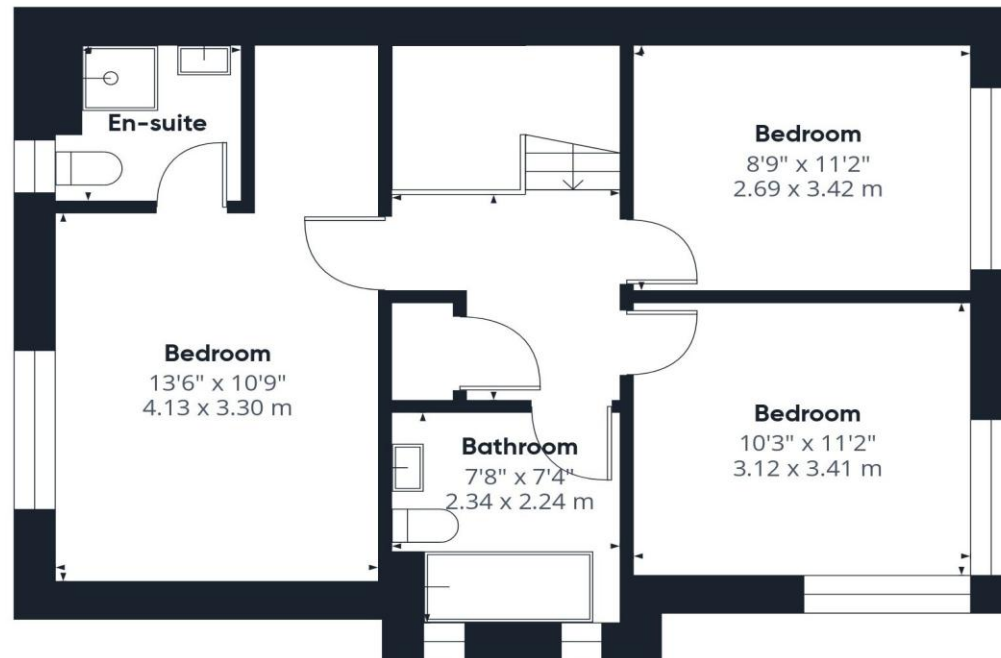
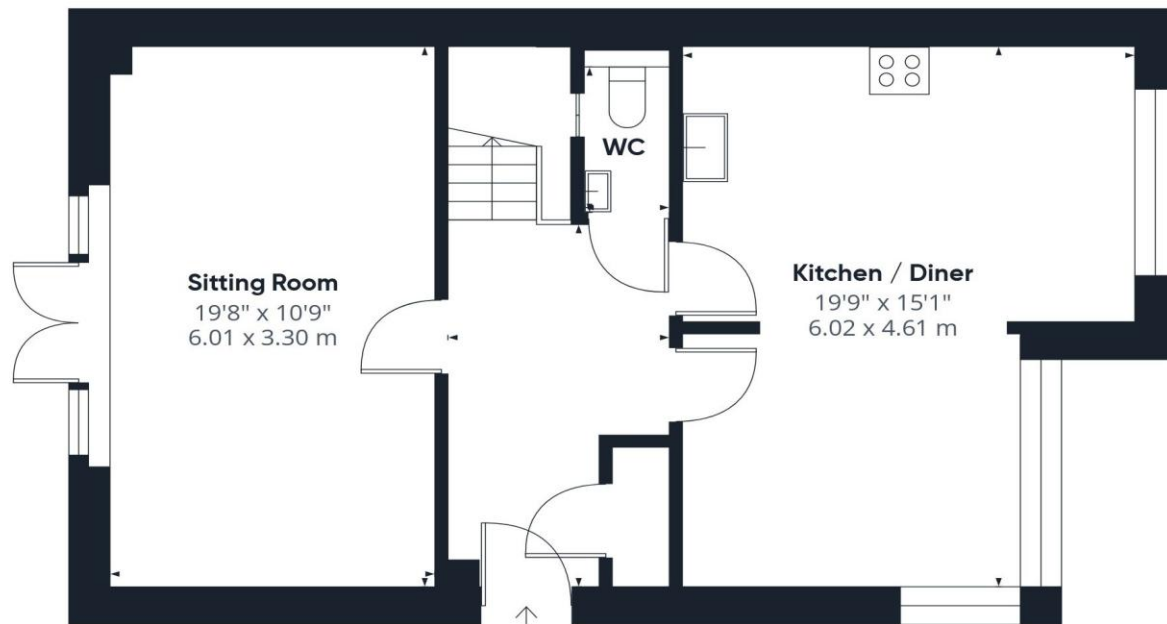
Front garden laid to paving, could easily be made into additional parking.

Council tax band E.



## KEY POINTS

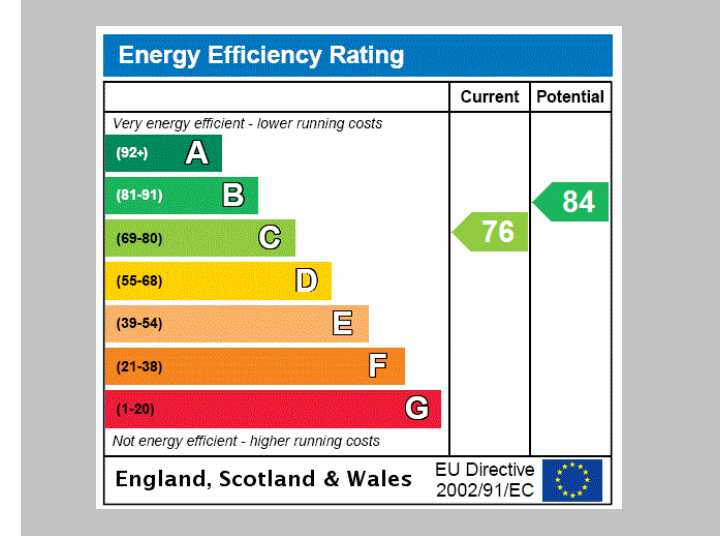
- South facing rear garden and a garage
- En-suite to master bedroom
- Three double bedrooms
- Ground floor WC
- Lovely bright property with lots of windows
- Close to shops and bus stops, and not far from the beach
- In catchment for local schools



**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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