

1 Castle Avenue, Highcliffe, Christchurch,
Dorset, BH23 4LL

Asking Price **£550,000**



Bedrooms



Living



Bathrooms



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'No Chain... A spacious four bedroom, two bathroom property...'

NO CHAIN. A SPACIOUS FOUR BEDROOM PROPERTY WITH BEDROOMS AND BATHROOMS ON BOTH FLOORS. SOME MODERNISATION REQUIRED. GREAT LOCATION A SHORT WALK FROM THE HIGH STREET AND BEACH, WITH A SUNNY WEST FACING GARDEN AND A GARAGE.

On the ground floor there are two bedrooms, one of which is a good size double room.

There is a downstairs shower room with shower, wash hand basin and WC. Tiled walls, two obscured glazed windows and a heated towel rail.

The kitchen has a range of eye base level units with cupboards and drawers, integrated appliances including a full size dishwasher and a gas hob. Door leads to the garage on one side, and a door leads into the lounge diner which can also be accessed via the hallway.

The spacious lounge diner has an open fireplace and leads into the sunroom.

On the first floor landing is a cupboard housing the modern gas combi boiler. There are two double bedrooms including a particularly spacious master.

The first floor bathroom has a bath, wash hand basin and WC.

Outside

The front garden is laid to lawn and has an established boundary providing privacy.

A driveway provides off street parking, additional parking could be created if required. Single door leads down the side of the property via the garage and brick built store room, into the rear garden.

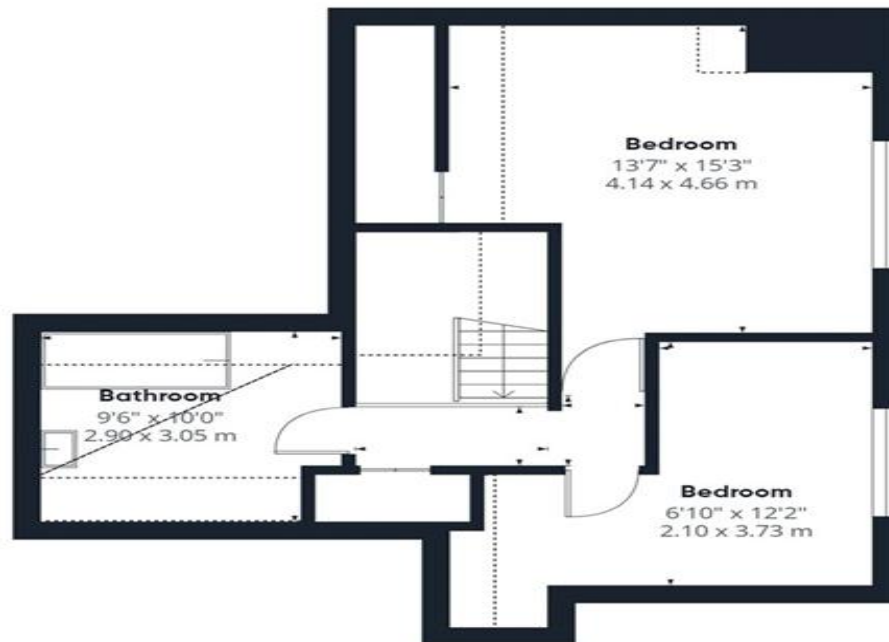
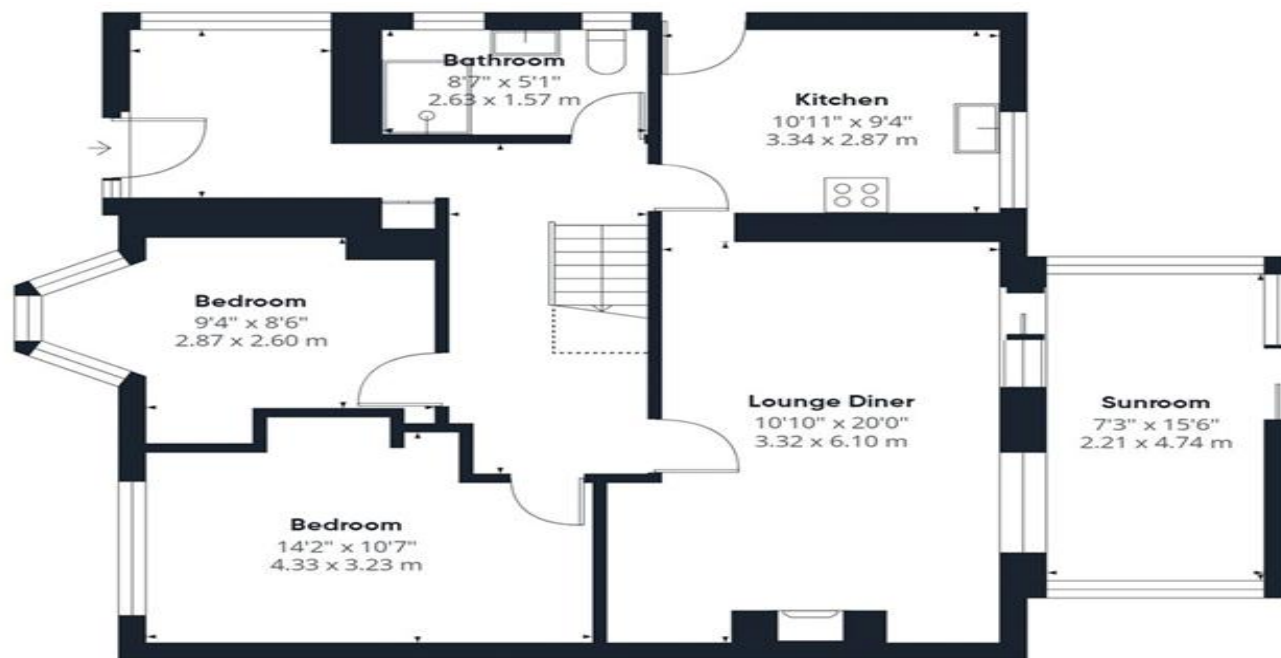
The rear garden is very private and faces west so enjoys lots of sun. It is mainly laid lawn with various established shrubs.

Council tax band C.



KEY POINTS

- No chain
- Four bedrooms in total, two on each floor
- First and second floor bathrooms
- Sunny west facing garden
- Garage and driveway
- Potential to improve and extended on the rear
- Short walk to the High street and a little further to the beach
- Outside brick built storage



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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