

19 Chewton Common Road, Highcliffe,
Christchurch, Dorset, BH23 5LX

Guide Price **£375,000**

 3/4

Bedrooms

 2

Living

 2

Bathroom

 Y

Parking



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Two/three bed detached cottage and a one bedroom annexe'

**** FOR SALE BY ONLINE AUCTION ** PRE-AUCTION OFFERS CONSIDERED ** TWO/THREE BED DETACHED COTTAGE AND A ONE BEDROOM PURPOSE BUILT DETACHED ANNEXE WITH GENEROUS GARDENS AND OFF STREET PARKING. CLOSE TO THE HIGH STREET AND BEACH, WITH POTENTIAL TO IMPROVE AND AN OPPORTUNITY TO GENERATE AN INCOME.**

Set on generous grounds with off street parking are 'Bracken Cottage', a two/three bedroom detached house, and 'Little Bracken', a purpose built one bedroom detached annexe.

Both properties are on the same freehold title, so do not have to be used in this manner.

Little bracken has its own utility supplies and is on a separate council tax band, so can be used independently by way of additional living for a family member, or alternatively, it could be utilised as an income opportunity such as a holiday let. Its accommodation comprises open plan lounge/kitchen, with a double bedroom and an ensuite shower room

Bracken Cottage comprises two ground floor reception rooms, one of which could act as an additional bedroom, and a kitchen. On the first floor are two further double bedrooms and the bathroom.

There is a generous garden on side which enjoys a westerly aspect and total privacy. Subject to planning, this provides an opportunity to extend the current footprint.

There is off road parking for 2 vehicles and scope to create more if required.

Bracken Cottage is council tax band E.

Little Bracken is council tax band A.

Modern T's & C's

This property is for sale via Online Auction. This is a modern twist on the traditional auction room sale where buyers can bid for the property via an online platform. The winning bidder, assuming the reserve is met, is granted exclusivity of the property at the winning bid price for 28 days in which they must exchange, or the vendor reserves the right to remarket the property, and the reservation fee will not be returned, they will then have a further 28 days to complete. The auction will run for 3 hours on a set date and time chosen by the vendor of the property. Upon completion of a successful auction the winning bidder will be required to pay a non-refundable reservation fee of 3.6% inclusive of VAT of the winning bid in addition to the purchase price subject to a minimum fee of £5, 940 inclusive of VAT. The auction is powered and carried out by Whoobid and is subject to terms & conditions which will form part of the auction pack which will be available to download for free once produced by the vendors legal representatives. We strongly recommend that you review the legal documents prior to bidding and seek legal advice.

PLEASE REMEMBER THAT THE RESERVATION FEES ARE PAYABLE IN ADDITION TO THE SALE PRICE.

Fees paid to the auctioneer may be considered as part of the chargeable consideration and may attract stamp duty liability. Bidders will be required to register in order to download the 'legal pack', if you choose to bid on the property, you will be required to complete further identity checks for anti-money laundering purposes, provide card and solicitors details before you are able to place a bid. Properties may be sold prior to public auction if an offer is accepted by the vendors.



KEY POINTS

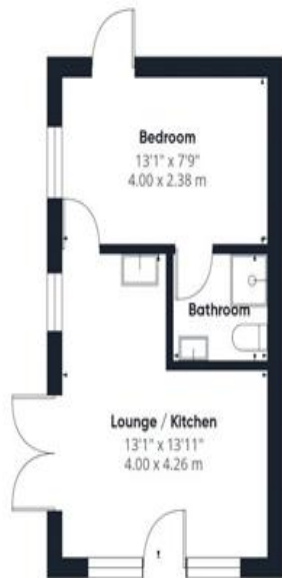
- Buyers Fee Applies
- Auction Pack Available
- Auction Date - Tuesday 7th July 2026
- Two/three bedroom cottage
- One bedroom purpose built annexe
- Generous gardens and off street parking
- Short walk to the high street and the beach



Ground Floor Building 1



Floor 1 Building 1



Building 2

Approximate total area⁽¹⁾

1096 ft²

101.9 m²

Reduced headroom

13 ft²

1.2 m²

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

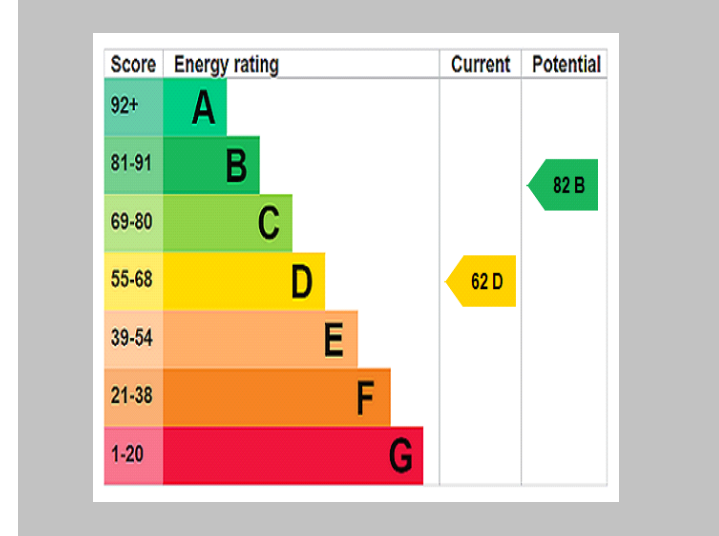
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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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

