

9 Arundel Way, Highcliffe, Christchurch,
Dorset, BH23 5DX

Asking Price **£950,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



EST
1992

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'Set one road back from the front line, with a direct Sea views...'

A THREE BEDROOM DETACHED HOUSE, SET ONE ROAD BACK FROM THE FRONT LINE, WITH A DIRECT SEAVIEW ACROSS TO CHRISTCHURCH BAY TOWARDS HENGISTBURY HEAD WHICH YOU CAN ENJOY FROM THE FIRST FLOOR SITTING ROOM AND THE 24FT SOUTH FACING BALCONY.

Door from the entrance hall leads into the integral garage. On the ground floor is a large double bedroom with doors into the garden.

There is a tiled shower room comprising a shower cubicle, inset WC, and a wash hand basin set into vanity drawers. Chrome heated towel rail and an obscured glazed window.

The kitchen diner is a lovely bright triple aspect room with a continuation of the tiled floor laid in the entrance hall and shower room. It has a range of modern eye and base level units with cupboards, drawers and Quartz worktops. Quality integrated appliances include an eye level double oven and induction hob. Space for an American style fridge freezer, dining table and a sofa. Door leads to the side of the house.

Staircase leads to the first floor landing where you have a storage cupboard, loft access, and sliding doors onto the balcony. Oak effect flooring into the master bedroom and the sitting room.

The master bedroom has a fully tiled en-suite comprising a full width shower cubicle, wash hand basin with vanity drawer and built in storage alongside, inset WC, chrome heated towel rail and an

obscured glazed window.

There is a further double bedroom and main bathroom, also fully tiled with a modern suite comprising a Jacuzzi bath, wash hand basin and WC. Towel rail and obscured glazed window.

The first floor sitting enjoys direct sea views across to Christchurch bay via floor to ceiling windows on the front aspect, with further sliding doors onto the 24ft balcony which is laid to composite decking and has privacy glass. A south facing sun trap and great spot to enjoy the view.

Outside

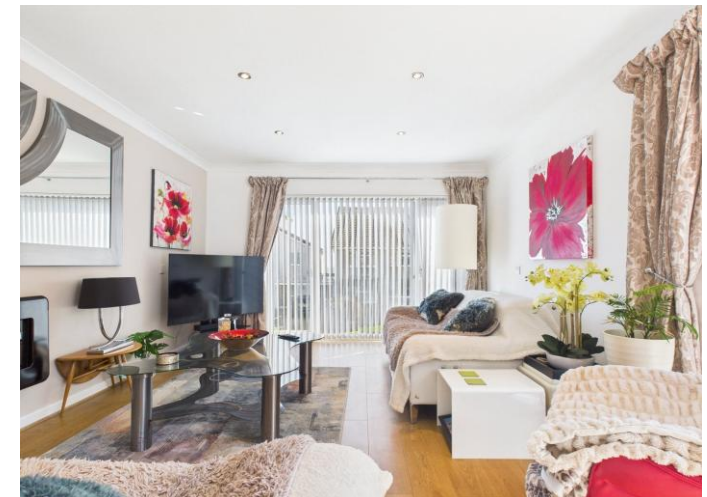
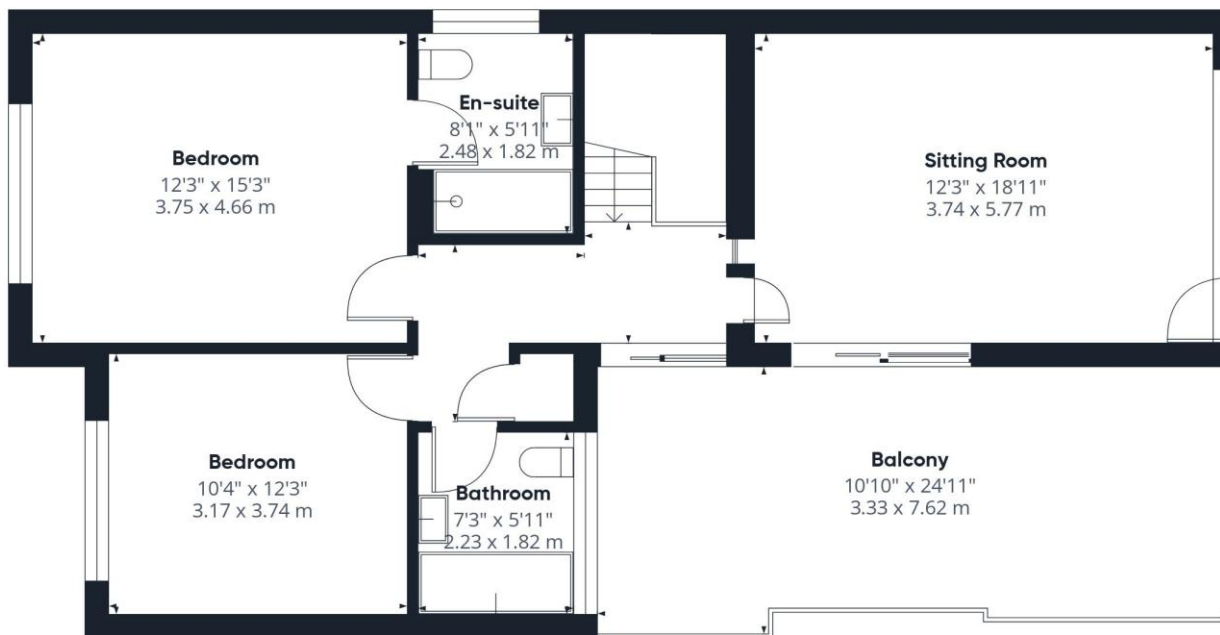
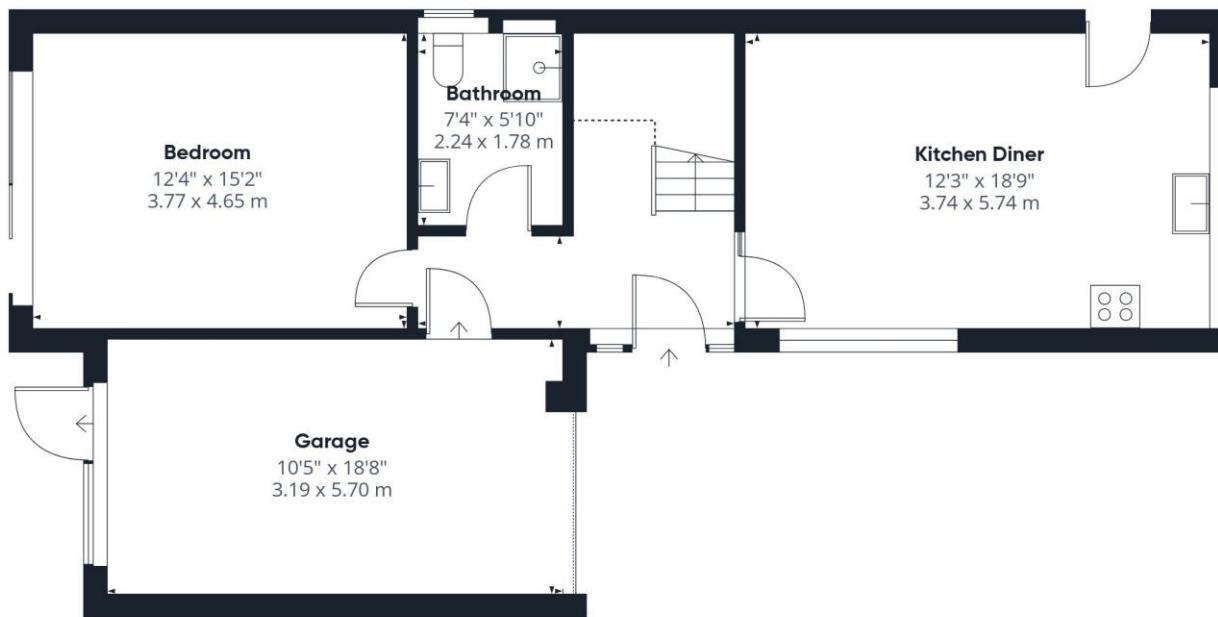
The driveway provides off street parking for at least 2 vehicles, and the garage is accessed via an electric roller door. Single door on the rear of the garage leads into the garden.

The low maintenance rear garden is laid to patio and has space for a decent size shed/outbuilding.



KEY POINTS

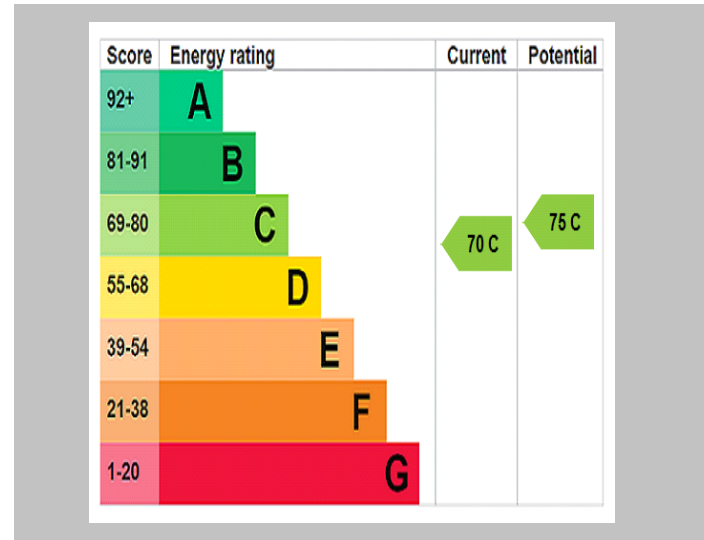
- No chain
- A short walk to the cliff top and back to the High street
- Just one road back from the front line in Highcliffe
- Direct Sea Views across Christchurch Bay
- 24ft south facing balcony
- Three bedrooms, three baths
- Partly enclosed driveway and a garage with electric roller door



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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