

45 Kilmington Way, Highcliffe,
Christchurch, Dorset, BH23 5BL

Asking Price £365,000

 3

Bedrooms

 1

Living

 2

Bathroom/Ensuite

 Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

 Slades

'No chain... Georgian style 3 bed house with sunny garden'

NO CHAIN. WELL PRESENTED
GEORGIAN STYLE THREE BEDROOM
HOUSE IN A PLEASANT SETTING
LOCATED NEAR TO THE HIGH STREET.
SOUTH FACING GARDEN, DRIVEWAY
AND GARAGE.

Entrance via storm porch into hallway.
Doors to the ground floor
accommodation which includes a
downstairs WC, and stairs leading to the
first floor.

The lounge diner runs front to back with
two front aspect windows and French
doors on the rear leading into the
garden. There is space for an electric
fireplace.

Modern white kitchen with a range of
eye and base level units with cupboards
and drawers. Part tiled with space for
fridge freezer, washing machine and
dishwasher. Integral oven and hob,
inset sink and drainer. Storage
cupboard and door into the garden.

On the landing is the airing cupboard
and access to the loft.

All three bedrooms are a good size and
one has built in wardrobes.

The shower room has a shower cubicle,
wash hand basin and WC. Tiled walls,
heated towel rail and an obscured
glazed window.

Outside

South facing rear garden with a patio
and area of lawn. Bound by fence
panels with a gate leading to the
parking.

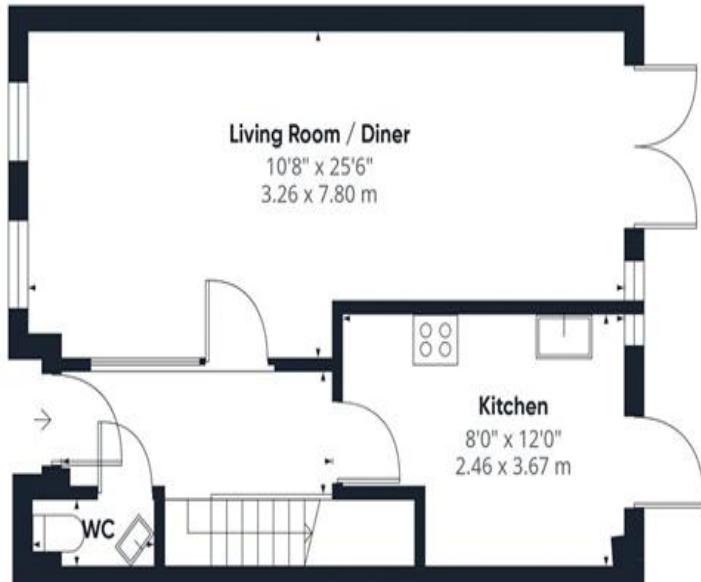
The property is conveyed with a
garage.

Council tax band D.



KEY POINTS

- No chain
- South facing garden
- Off street parking at rear
(subject to dropped curb
permission)
- Garage
- Three good size bedrooms
- Downstairs WC
- Close to the High street
- Popular Georgian style
development



Ground Floor

Approximate total area⁽¹⁾
827 ft²
76.8 m²



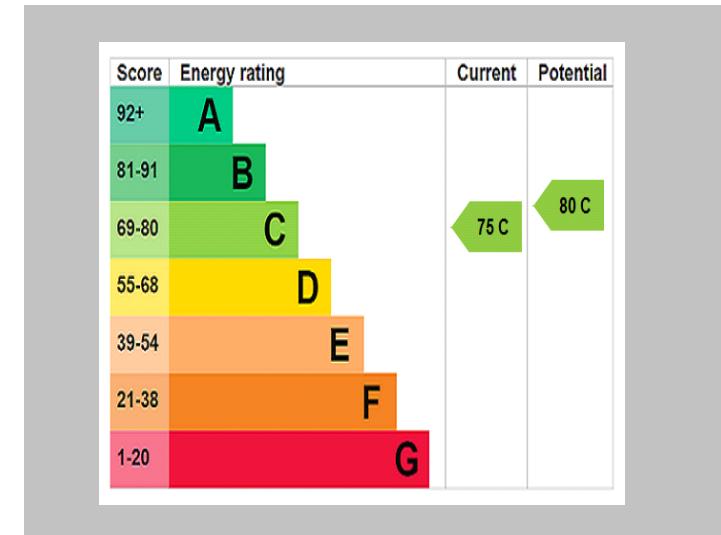
Floor 1

(1) Excluding balconies and terraces

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

GIRAFFE 360





Slades - Highcliff 356 Lymington Road, Highcliff, Christchurch, Dorset, BH2
01425 277773 | info@sladeshighcliff.co.uk
Website www.sladeshomes.co.uk

