

38A Rothesay Drive, Highcliffe, Dorset, BH23 4LD

Guide Price: £895,000





# A well-presented four-bedroom chalet bungalow...

A well-presented four-bedroom chalet bungalow, built in 2004, set in one of the area's best roads – Rothesay Drive, with views of Highcliffe Castle to the rear.

Entry via front door to a vaulted entrance hall with access into the ground floor accommodation. To the left is the sitting room with double doors into the kitchen/diner. The kitchen features plenty of eye and base level storage, with some integrated appliances. From the kitchen, double doors lead into the garden room.

There are two well-proportioned bedrooms on the ground floor, one with built in wardrobes and an ensuite shower room. The family bathroom and utility room, with rear access door, complete the ground floor accommodation.

Upstairs is the principal bedroom, with built-in wardrobes, and rooflights with views to Highcliffe Castle. The front dormer window offers a handy space for a dressing table, and this bedroom features an ensuite bathroom. To the left side of the property is the study/fourth bedroom.

Externally, the rear garden is particularly private, fully enclosed with fencing and mature shrubs and hedgerow. Double doors lead from the garden room to the patio, and the remainder is laid mainly to lawn. The garage has an up-and-over door at the front, and a single rear access door to the rear. There is an access gate to the rear garden down the left side of the property.

The front in-and-out drive offers parking for plenty of vehicles.

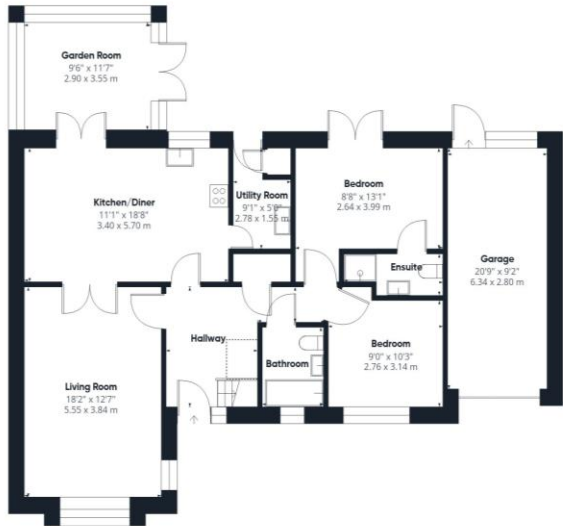
Tenure: Freehold  
EPC Rating: C  
Council Tax Band: G



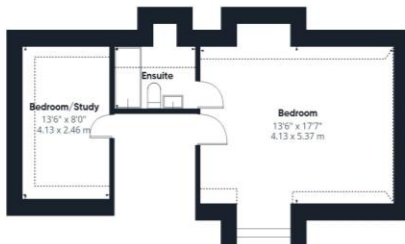
## KEY POINTS

- Rothesay Drive
- Four-bedroom chalet bungalow
- Private and idyllic setting
- One of the area's most sought-after roads
- Garage and plenty of parking.
- Ground floor living, if required.





Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>

1648 ft<sup>2</sup>  
153.1 m<sup>2</sup>

Reduced headroom

113 ft<sup>2</sup>  
10.5 m<sup>2</sup>

(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 PROPERTY PROFESSIONALS Christchurch | Southbourne | Highcliffe | Bransgore



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