



45 East Cliff Way, Friars Cliff, BH23 4EY

**PETTENGELLS**  
ESTATE AGENTS

## 45 East Cliff Way, Friars Cliff, BH23 4EY

- Attractive detached bungalow
- Sought after area of Friars Cliff
- Scope for improvements and extension (subject to planning permission)
- Lovely coastal walks
- A short walk to the beautiful Grade II listed Highcliffe Castle and adjoining Steamer Point Conservation Area
- Three bedrooms, spacious living room
- Westerly facing garden
- Swimming pool
- Two single garages
- Ample off road parking
- No forward chain
- Council Tax: Band E
- EPC Rating: Band E



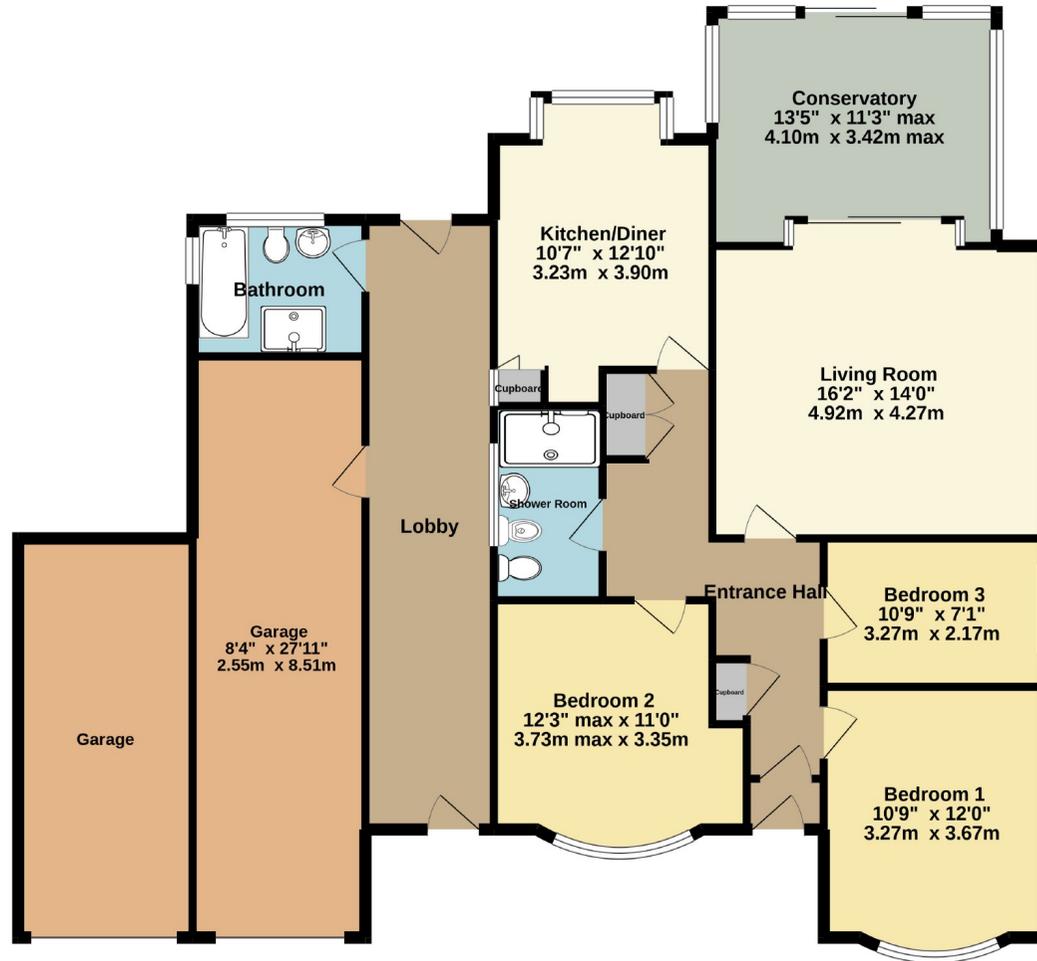
**Offers over £700,000**



Situated in this sought after location, only a short walk from the beautiful sandy beaches at Friars Cliff and the Steamer Point conservation area, Pettengells are pleased to offer for sale this delightful three bedroom detached bungalow, offered for sale with vacant possession. The property, is now in need of updating and offers great potential for extending(stp). The accommodation includes: reception hall, spacious living room, kitchen diner, three bedrooms, two bath/shower rooms, double glazed conservatory and large loft space. Externally, there is a generous sized block paved driveway providing ample off road parking and giving access to two single attached garages. The rear garden enjoys a westerly aspect, has a large swimming pool, area of lawn and large shed.

Ideally situated in this premier location, the property is close to some of the area's most beautiful beaches and unspoilt coastline. The nearby town of Christchurch has a wide range of amenities with more extensive facilities in Bournemouth.

GROUND FLOOR  
1669 sq.ft. (155.0 sq.m.) approx.



TOTAL FLOOR AREA : 1669 sq.ft. (155.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.