



37 Forest Way, Highcliffe, BH23 4PY

**PETTENGELLS**  
ESTATE AGENTS



## 37 Forest Way, Highcliffe, BH23 4PY

- Attractive two bedroom detached bungalow
- Scope for improvement and extension (subject to Planning Permission).
- Established residential area of Highcliffe
- Delightful and generous sized garden
- Integral garage
- Ample off road parking to front
- Highcliffe Schools catchment area
- Aprox: 1114 sq.ft. (103.5 sq.m.) including garage
- No forward chain
- Council Tax: Band E
- EPC Rating: Band D



**Price guide £550,000**



**Ideally situated in an established residential area of Highcliffe, an attractive two bedroom detached bungalow which now offers scope for improvement and extension (subject to Planning Permission). The property enjoys a generous sized rear garden with a pleasant back drop to the rear.**

**Accommodation comprises: reception hall, through lounge/dining room, kitchen, two bedrooms, shower room and separate WC, conservatory, garage and established rear gardens.**

**The property is within easy reach of some of the area's most beautiful beaches and unspoilt coastline. Highcliffe village centre, Highcliffe Castle and Golf Course are within close proximity. The nearby town of Christchurch has a wide range of amenities. More extensive facilities can be found further afield at Bournemouth.**



GROUND FLOOR  
1114 sq.ft. (103.5 sq.m.) approx.



TOTAL FLOOR AREA: 1114 sq.ft. (103.5 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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