



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.

TOTAL APPROX. FLOOR AREA 1943 SQ.FT. (180.5 SQ.M.)  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and 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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## 51 Hinton Wood Avenue, Highcliffe, BH23 5AE

- A substantial four bedroom bungalow
- Approximately one third of an acre plot
- Premier tree-lined avenue
- Reception hall (currently used as a dining room) \* Sitting room
- Kitchen leading into breakfast room
- Four bedrooms (master bedroom with en-suite bathroom)
- Modern fitted family bathroom
- Further shower room
- Well stocked front & rear gardens
- Covered decked area
- Lobby area \* Double garage
- Ample off-road parking
- Council Tax: Band F
- Total approx: 1943 SqFt (180.5 SqM)



**£725,000**



A substantial four bedroom bungalow, standing on a plot of approximately one third of an acre, being situated in a premier tree-lined avenue of Highcliffe. The property itself is well presented by the current owners and offers flexible accommodation which includes: spacious reception hall (currently being used as a dining room), sitting room, kitchen leading into breakfast room, four bedrooms (master bedroom with en-suite bathroom) modern fitted family bathroom, further shower room, separate lobby area. Externally, there are front and rear gardens, the majority of which are laid to lawn being well stocked with mature shrub borders, a covered decked area, adjoining double garage and ample off-road parking. An internal inspection is highly recommended in order to appreciate this property.

Located within easy reach of beautiful beaches, unspoilt coastline, Hinton Admiral station, Highcliffe Castle, golf course and village centre. Nearby Christchurch and New Milton have a wide range of amenities with extensive facilities further afield at Bournemouth.