



1 Seaton Road, Highcliffe, Highcliffe, BH23 5HW

PETTENGELLS
ESTATE AGENTS

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- Substantial detached house
- Presented in very good order
- Five bedrooms, two receptions
- Close to cliff top
- Walking distance of village centre
- Three ground floor bedrooms
- En-suite bathroom with Jacuzzi bath
- Open plan kitchen/dining/family area
- Utility & adjacent shower room
- Two FF bedrooms & lounge
- Parking for two vehicles
- Two external store rooms
- Wood-built workshop
- Rear garden with large, attractive block-paved patio area
- Council Tax: Band D
- EPC Rating: Band C



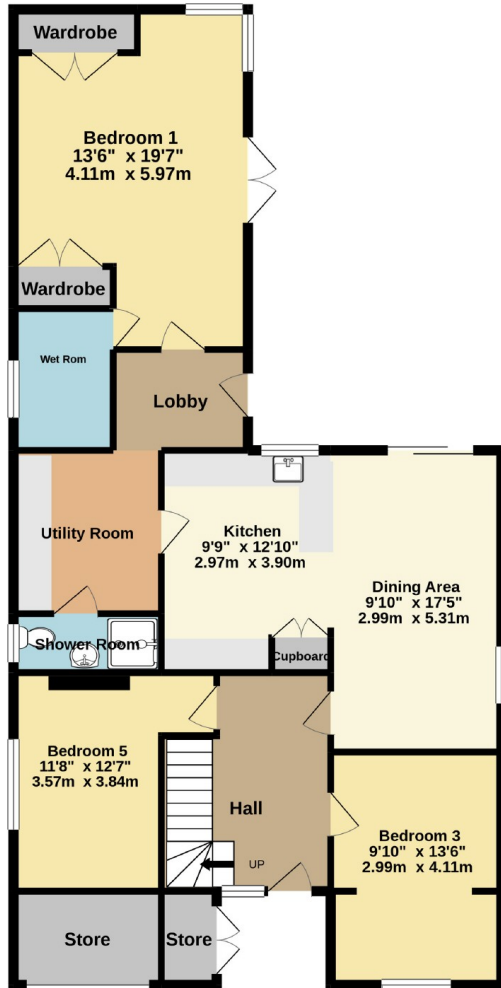
Offers in the region of £600,000



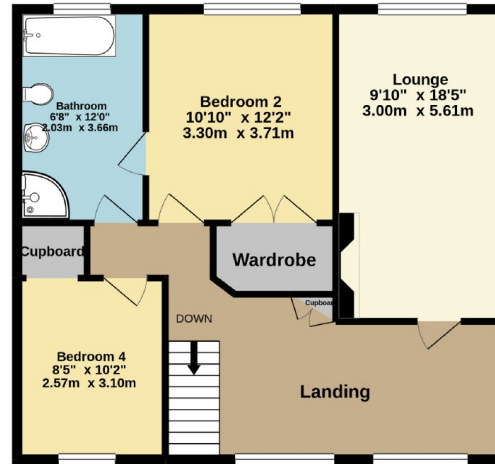
A SUBSTANTIAL FIVE BEDROOM, TWO RECEPTION DETACHED HOUSE OFFERING VERSATILE ACCOMMODATION and being conveniently situated within walking distance of village centre and within close proximity to Highcliffe cliff top.

The property is presented in very good order and currently offers accommodation including: reception hall, three ground floor bedrooms, full en-suite spacious bathroom with jacuzzi bath to bedroom two. Open plan, modernised kitchen/dining/family area with granite work surfaces, wine chiller, plate warmer, built-in eye-level fridge, under cupboard lighting and a separate utility room with adjacent shower room/WC. There are two further first floor bedrooms, one with walk-in wardrobe, large landing with useful office area and lounge. Bespoke internal wooden shutters, fitted air conditioning heater/cooler unit (Mitsubishi) to bedroom one. There is parking for two vehicles, two external secure store rooms, wood-built workshop, side gate to rear garden with large, attractive block-paved patio area, various areas of stone for ease of maintenance, lawned area, shrub and flower borders.

GROUND FLOOR
1168 sq.ft. (108.6 sq.m.) approx.



1ST FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 1890 sq.ft. (175.6 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.

