



3  2  2  EPC = E

15 STANLEY ROAD, HIGHCLIFFE, BH23 5HL [GUIDE PRICE £585,000](#)

Winkworth

for every step...

An extremely well-situated chalet, located in a quiet residential road just off the High Street.

15 Stanley Road, Highcliffe BH23 5HL

Price £585,000

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short level walk of the property are some of the area's most beautiful beaches and coastline. The village of Highcliffe offers an array of restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands is also nearby.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

An extremely well situated 1930's chalet, located in a quiet residential road just off the High Street. The property offers 1445sqft spacious accommodation and a stunning rear garden.

The property is well presented throughout but does offer plenty of scope for further improvements (stpp) if desired.

Accommodation

Entrance Hall, with stairs leading to first floor.

Charming double aspect sitting room, with remotely operated gas fire.

Downstairs bedroom/office with en-suite shower room.

Kitchen with central island, fitted cooking appliances and good size larder cupboard, opens through to the dining area with attractive double aspect windows.

The conservatory enjoys delightful views across the garden with sliding patio doors out to the rear patio.

There is also a large downstairs w/c which also houses space and plumbing for washing machine and tumble dryer.

Upstairs are two double bedrooms, and a family bathroom.

The beautiful rear garden is larger than average for the area, a patio leads from the rear, leading onto the lawn, with a range of mature trees and shrubbery.

To the front of the property there is a large driveway with ample off road parking and a detached oversized single garage.

Summary:

- Kitchen with fitted appliances
- Double aspect sitting room
- Downstairs bedroom/office with en-suite
- Conservatory
- Two double bedrooms upstairs
- Bathroom
- Large rear garden
- Detached oversized single garage
- Driveway
- Council tax band D

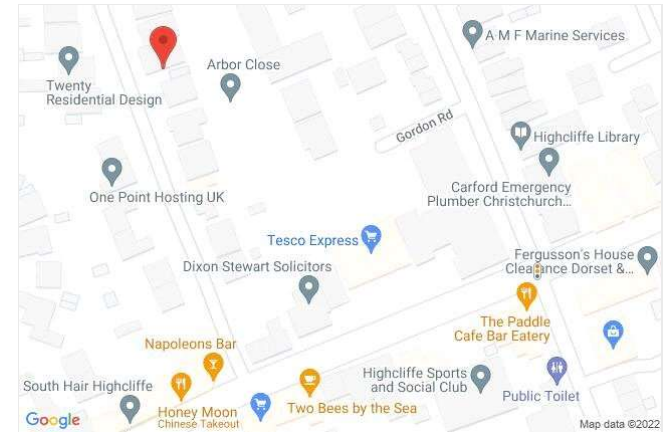
Directions:

From the Highcliffe office turn right onto Lymington Road towards New Milton, then take first left onto Stanley Road where the property can be found on the right-hand side.





Total Area: 134.2 m² ... 1445 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		77
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk



for every step...