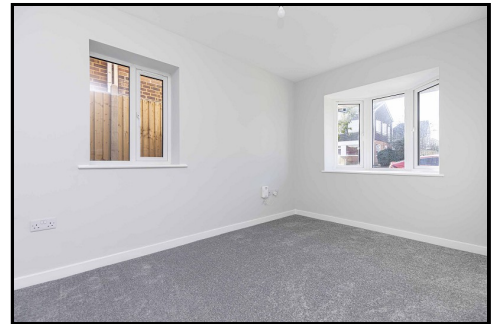
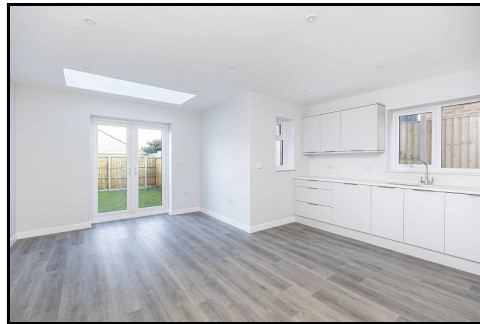
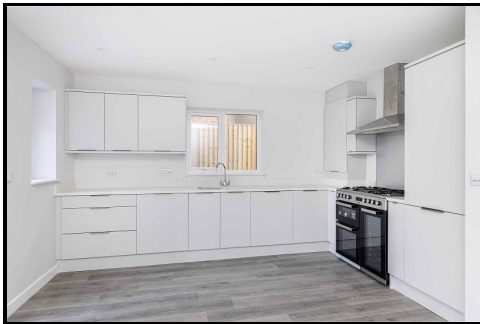




**3a Seaton Road, Highcliffe, Dorset, BH23 5HW.**

**£525,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Christchurch  
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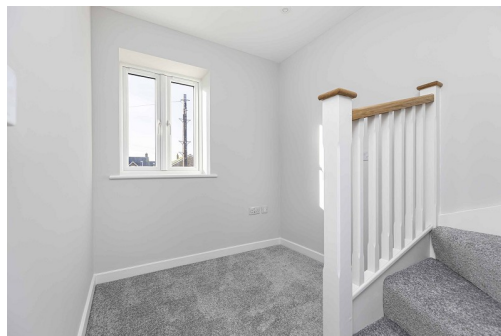




**3a Seaton Road, Highcliffe, Dorset, BH23 5HW.**

**£525,000**

An outstanding New Build, three double bedroom, two bathroom semi detached house set just off the centre of the vibrant Highcliffe High Street and within walking distance of the local Primary School, Cliff Top and Beaches. The property has been constructed to the highest standards and also has two allocated parking spaces to the front as well as a 10 Year new Homes Warranty for Peace of Mind.



## CANOPIED ENTRANCE PORCH

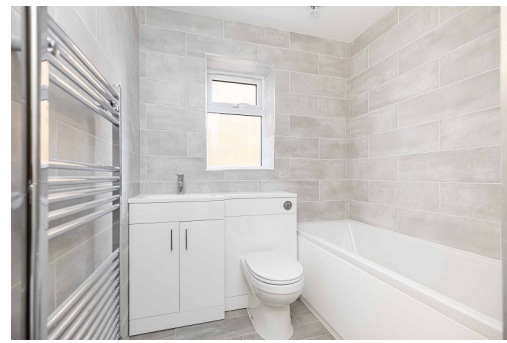
Recessed LED lighting, level threshold, composite entrance door with opaque double glazed inserts leads into the:

## ENTRANCE HALL

Recessed LED lighting, alarm control panel, large understairs storage cupboard housing the underfloor heating manifold, coat hooks and a good sized storage area. Karndean style flooring.

## GROUND FLOOR WC

Fitted with a two piece suite comprising hidden cistern style low level flush WC and inset wash hand basin with vanity unit beneath, recessed ceiling spotlights, opaque double glazed window to front aspect.



## SITTING ROOM (12' 7" X 8' 5") OR (3.84M X 2.56M)

A lovely and bright dual aspect room with bay window to front and a further UPVC double glazed window to the side. Ceiling light point, double power points, television point.



## OPEN PLAN KITCHEN/ LIVING/DINING ROOM (17' 6" X 15' 8") OR (5.33M X 4.77M)

Narrowing in part to 3.08m. A superb room filled with light and benefitting from a lovely outlook over the rear garden. The Kitchen area is well appointed with a good range of cupboard and drawer units with areas of MirrorQuartz work surface over. A countersunk sink and engrained drainer enjoy an outlook to the side via a UPVC double glazed window with other appliances including a fitted 900mm Range cooker, full size dishwasher and washing machine along with a fridge/freezer are provided. To the rear of the room is a large roof lantern flooding the area with natural light and providing an outlook over the rear garden via a set of UPVC double glazed doors. Numerous inset LED ceiling spotlights, double power points, television point. Cupboard housing the Vaillant gas fired boiler and further cupboard housing the Electric consumer unit.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR LANDING

Well designed with a good sized study style area to the front with a window overlooking the front aspect, power points and telephone point adjacent. Large airing cupboard with automatic light point, power point and slatted linen shelving. Numerous inset LED ceiling spotlights. Doors to all first floor rooms and stairs to second floor.



## BEDROOM 2 (15' 8" X 8' 6") OR (4.77M X 2.58M)

A wonderfully bright room with two UPVC double glazed windows overlooking the rear aspect, built in wardrobe with hanging rail and shelving. Double power points, ceiling light point, wall mounted panelled radiator.

## BEDROOM 3 (10' 6" X 8' 8") OR (3.20M X 2.65M)

UPVC double glazed window to front, ceiling light point, ample space for fitted or freestanding bedroom furniture, double power points. Provision for wall hung television.



## FROM THE LANDING STAIRS RISE TO THE:

## SECOND FLOOR LANDING

Velux rooflight on the stairwell and display shelf. Door to:

## BEDROOM 1 (18' 1" X 12' 2") OR (5.51M X 3.70M)

Narrowing to 2.70m. UPVC double glazed dormer window to front, access to eaves storage at the front and rear, ceiling light point, power points, wall mounted panelled radiator, provision for wall hung television. Door to:



## EN SUITE SHOWER ROOM (5' 5" X 6' 4") OR (1.65M X 1.92M)

Fitted with a three piece suite comprising walk-in double length enclosed shower cubicle with chrome fittings over, inset wash hand basin and low level flush hidden cistern style WC. Velux style rooflight to the rear, LED ceiling spotlights, tiled walls and floor. Wall mounted chrome ladder style towel radiator.

## BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment, hidden cistern style low level flush WC and inset wash hand basin with vanity unit beneath, UPVC opaque double glazed window to side, chrome ladder style towel radiator, LED ceiling spotlights, tiled walls and floor.

## OUTSIDE

To the rear of the property there are paved steps leading down to the rear garden and providing a matching good sized area of paved patio extending onto an area of lawn and all enclosed by timber fencing. There is a pedestrian access gate to the side in turn leading to:

## THE APPROACH

Laid mainly to macadam for off road parking for two cars with a small planter under the front window and an Electric Car charging point.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction over the main traffic lights taking the first left into Seaton Road where the property will be found on the right hand side and is numbered.

## TENURE

The resale tenure for this property is Freehold

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## EPC RATING

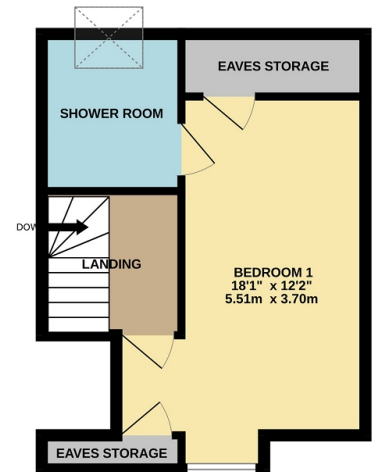
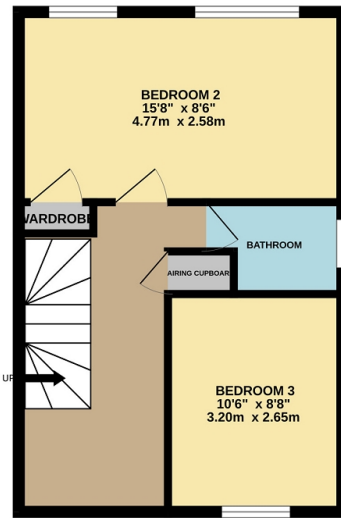
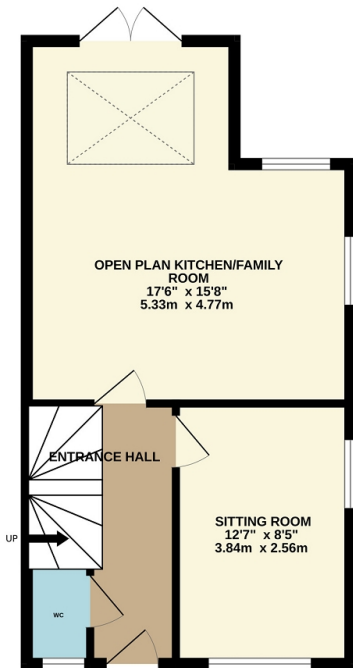
The EPC rating for this property is TBC.



GROUND FLOOR  
438 sq.ft. (40.7 sq.m.) approx.

1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.

2ND FLOOR  
304 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 1120 sq.ft. (104.1 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.