



**24 Jesmond Avenue, Highcliffe, Dorset. BH23 5AY**

**Offers In Excess Of £575,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
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**Offers In Excess Of £575,000**

A well presented three bedroom detached bungalow situated at the end of a quiet cul-de-sac location within a short stroll of the High Street and beaches and also situated within the coveted Highcliffe School catchment area. The property offers spacious accommodation of around 1400 sq ft and is available with no forward chain.



## CANOPIED ENTRANCE PORCH

Steps rising to front door, wall light point, UPVC opaque double glazed door with matching side screens leads into the:

## ENTRANCE HALL (15' 7" X 8' 0") OR (4.74M X 2.44M)

Widening to 4.10m in the door recess. Large cloaks cupboard with hanging rail and additional storage cupboard over, airing cupboard with hot water cylinder and slatted linen shelving and storage over, ceiling light point, door to:

## KITCHEN (11' 11" X 11' 8") OR (3.63M X 3.55M)

Fitted with a modern range of base and wall mounted cupboard and drawer units in an Oak style finish with areas of laminate roll top work surface over. Inset four burner Gas hob with electric fan assisted oven beneath, space for fridge/freezer and washing machine, recently installed (2022) wall mounted Gas fired Glow Worm boiler serving domestic central heating and hot water systems benefitting from the balance of a 7 year Guarantee. Larder and storage cupboards. Serving hatch to dining room, ceiling strip light point, UPVC double glazed window to rear with door adjacent. Inset stainless steel sink unit with drainer adjacent and mixer tap over.

## LIVING/DINING ROOM (28' 1" X 12' 5") OR (8.56M X 3.78M)

Narrowing to 3.0m in the Dining End. Large UPVC double glazed picture window to front with additional window to side, focal point fireplace with Gas fire, tiled hearth and surround and timber mantel. Power points, ceiling and wall light points, wall mounted panelled radiators. Sliding door to:

## SUN ROOM (13' 9" X 8' 0") OR (4.20M X 2.45M)

Single glazed with triple-ply poly-carbonate roof over, double doors leads onto the garden and large windows provide a lovely outlook. Power point, television point.

## BEDROOM 1 (16' 0" X 11' 11") OR (4.87M X 3.64M)

Narrowing to 3.0m. Large UPVC double glazed window to rear, built in wardrobe with hanging space and additional storage over, ceiling light point, power points, wall mounted panelled radiator.

## BEDROOM 2 (11' 10" X 9' 10") OR (3.60M X 3.00M)

Large UPVC double glazed window to front with additional window to side, inset wash hand basin with vanity unit beneath, tiled splash back and shaver point, built in wardrobe with hanging rail and storage cupboards over. Power points, wall mounted panelled radiator, ceiling light point.

## BEDROOM 3 (11' 11" X 7' 11") OR (3.63M X 2.42M)

Large UPVC double glazed window to rear, built in wardrobe with hanging rail and additional storage cupboard over, ceiling light point, power points, wall mounted panelled radiator.

## BATHROOM

Fitted with a cream coloured suite comprising corner pane enclosed bath with Triton shower fittings over and concertina glazed screen adjacent, pedestal wash hand basin, low level flush WC, UPVC opaque double glazed window to front, ceiling light point, wall mounted panelled radiator.

## CLOAKROOM

Low level flush WC, UPVC opaque double glazed window to front, ceiling light point, wall mounted panelled radiator.

## OUTSIDE

The rear garden is a lovely feature of the property laid mainly to lawn with deep mature flower and shrub borders, a small area of patio adjacent to the property with pedestrian access to the side in turn leading to:

## THE APPROACH

Providing off road parking for up to two vehicles with the remaining area laid to lawn with mature shrub and plant borders. Access is then provided into the:

## GARAGE

Electrically operated up and over door, power and light and a pedestrian access to the rear garden.

## AGENTS NOTE

The property further benefits from Solar Panels which have historically brought in around £2200 per annum by feeding energy back into the Grid.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction turning left at the Traffic Lights into Gordon Road. At the end turn left into Chewton Common Road and follow to the end. Turn left again into Braemar Drive and then first left into Greenways. Follow this down the hill and at the bottom of the hill on the left you will find Jesmond Avenue. Turn here and the property is the last on at the end on the left.

## 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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

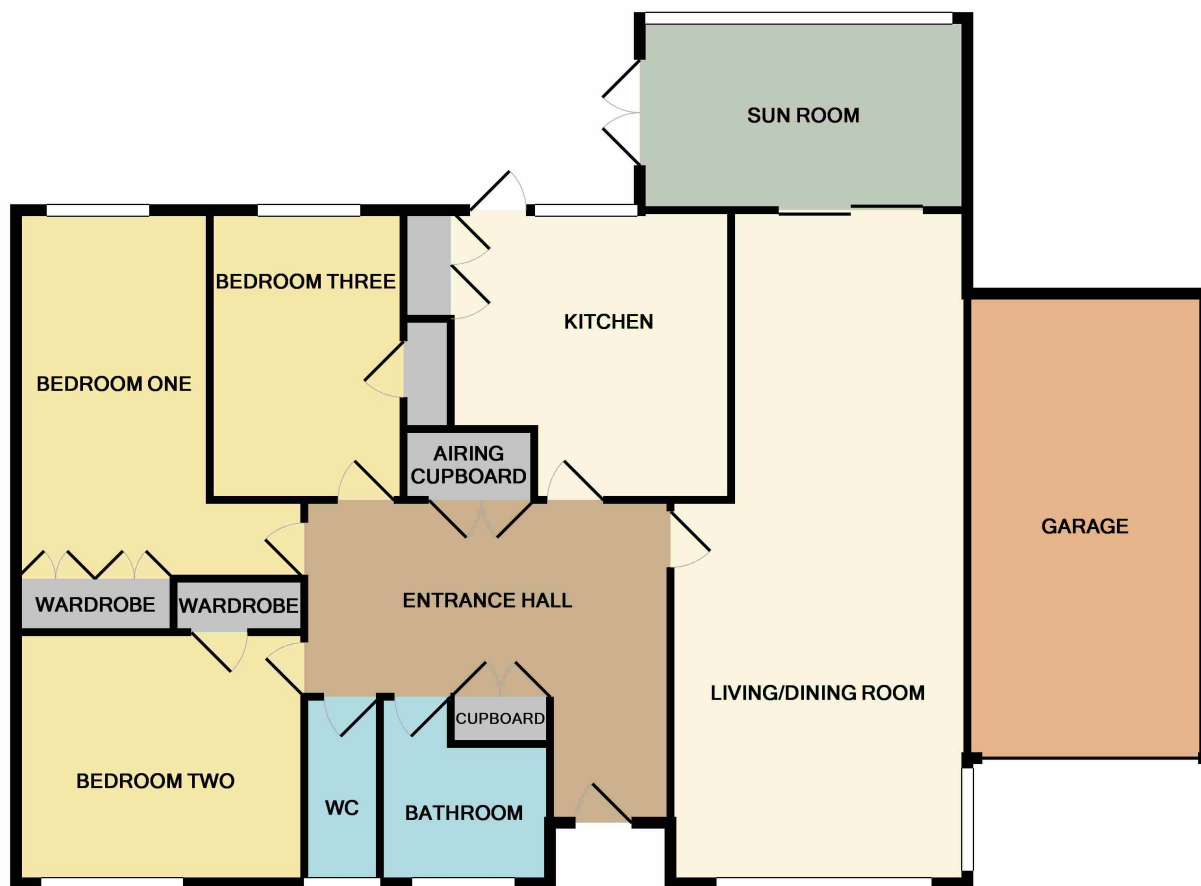


## TENURE

The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is B87



TOTAL APPROX. FLOOR AREA 1400 SQ.FT. (130.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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