



18 Forest Way, Highcliffe, Dorset. BH23 4PZ

Guide Price £615,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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An outstanding three double bedroom, two bathroom detached bungalow situated on a large corner plot within walking distance of local shops and bus routes. The property has been exceptionally well maintained and is in extremely good decorative order and offers stunning low maintenance hard landscaped front and rear gardens with numerous sun terraces as well as a detached garage and parking for two vehicles. The property will be offered with no forward chain.



ENTRANCE PORCH

Accessed via a UPVC opaque double glazed door with matching side screen, ceiling light point, recess for storage unit, UPVC opaque double glazed door with matching side screen leads into the:

ENTRANCE HALL

A large L-shaped reception with ceiling light point, wall mounted double panelled radiator, telephone point, airing cupboard with slatted linen shelving and wall mounted Gas fired combination boiler, low level cupboard housing the electric meter and consumer unit, access into the roof space via hatch with pull down ladder.



DINING ROOM (8' 11" X 10' 10") OR (2.71M X 3.29M)

Enjoying a lovely outlook over the rear garden via a set of UPVC double glazed doors with access through to the garden itself. Wall mounted double panelled radiator, ceiling light point, power points, archway through to the:

LIVING ROOM (14' 11" X 11' 10") OR (4.54M X 3.61M)

Plus Bow window recess. A wonderfully bright triple aspect room with UPVC double glazed windows to each side and a large bow window to the front overlooking the beautifully landscaped front garden. Focal point living flame effect gas fireplace set into an Italian Marble surround and hearth with timber mantel over. Ceiling light point, television point, wall mounted double panelled radiators, power points.

KITCHEN/BREAKFAST ROOM (12' 10" X 10' 11") OR (3.92M X 3.32M)

Fitted with an excellent range of base and wall mounted units with areas of Oyster Shell Granite work surface over with matching upstands and shaped splash back behind the hob. Inset five burner Gas hob with electric fan assisted double oven beneath and curved extractor canopy above with lighting. Large deep pan and cutlery drawers with soft close. Integrated fridge/freezer, washing machine and slimline dishwasher. Inset stainless steel sink unit with engrained drainer and swan neck mixer tap over. Numerous inset ceiling spotlights and under cupboard lighting. UPVC double glazed window overlooking the rear garden and a UPVC opaque double glazed door leading to the rear passageway and garden.



BEDROOM 1 (14' 10" X 10' 11") OR (4.52M X 3.34M)

A lovely and bright dual aspect room with UPVC double glazed windows to the front and side aspects. Beautiful range of fitted wardrobes with part wood and part glazed doors housing a range of hanging space and shelving with centrally located drawers. Door to:

EN SUITE SHOWER ROOM

Fitted with a modern suite comprising enclosed walk-in shower cubicle with concertina doors and a rainforest shower head with personal hand shower attachment adjacent, mounted wash hand basin with mixer tap and low level flush WC, wall mounted chrome ladder style towel radiator, solar tube, LED backlit mirror, fully tiled walls and floor. Extractor fan.



BEDROOM 2 (15' 0" X 12' 3") OR (4.57M X 3.73M)

A lovely sized room with UPVC double glazed window to the side aspect providing an outlook over the side garden, ample space for fitted or freestanding bedroom furniture, pedestal wash hand basin with wall mounted vanity unit, ceiling light point, wall mounted panelled radiator, power points.



BEDROOM 3 (11' 9" X 9' 11") OR (3.59M X 3.01M)

Situated to the front of the property and enjoying an outlook over the landscaped front garden, currently arranged as a home office with corner desk unit and storage cupboards with space for a double width sofa bed for occasional use but equally at home as a permanent bedroom with some reconfiguration. Wall mounted panelled radiator, ceiling light point, power points.

BATHROOM

Fitted with a modern white suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment over, inset corner wash hand basin with mixer tap, hidden cistern style low level flush WC. Wall mounted shaver point, UPVC opaque double glazed window to rear, inset ceiling spotlights, tiled floor, fully tiled walls. Extractor fan.



CLOAKROOM

Fitted with a low level flush WC and wall hung wash hand basin and vanity unit beneath. UPVC double glazed window to rear, ceiling light point, tiled floor, wall mounted panelled radiator.

OUTSIDE

The rear garden is an exceptional feature of the property enjoying a sunny and private South West aspect and being hard landscaped with a large paved patio immediately abutting the rear of the property enjoying access from the Dining Room. Adjacent to this is a further patio area framing a circular area of washed pea gravel with a central ornamental square, perfect for a sundial or water feature. Surrounding this to the rear of the garden are some raised bed borders filled with shrubs and plants. At the very rear of the garden accessed from a shingles pathway there is then a further secluded sun terrace. To the side of this runs a gated access way to the side of the garage linked to:

THE APPROACH

The property sits on a magnificent corner plot enclosed by a dwarf wall to two sides with a large array of mature shrubs and plants with some magnificent palm trees also with lots of areas suitable for housing pots for shrubs and plants or herbs. To one side of the property sits the driveway which has space for two vehicles and at the head of this area is the:

GARAGE (17' 9" X 9' 0") OR (5.40M X 2.74M)

Sectional remotely operated door, power and light, window to rear and pedestrian access to the garden to the side.

EPC RATING

The EPC rating for this property is TBC

DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction along Lymington Road. Take the right hand turn into Hinton Wood Avenue (opposite The Oaks) and bear right at the end. Continue along here until reaching Carisbrooke Way on the left and turn here. Follow the road around the two sharp bends and take the right hand turn into Forest Way where the property will be found on the left hand side and is numbered.

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 £48 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.



GROUND FLOOR
1157 sq.ft. (107.5 sq.m.) approx.



TOTAL FLOOR AREA - 1157 sq.ft. (107.5 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 fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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