



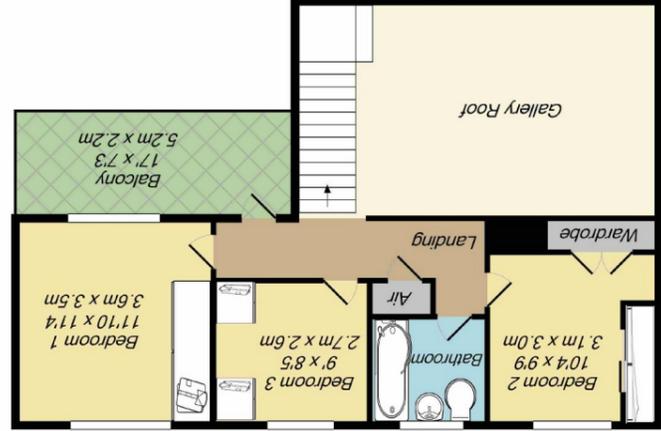
Measurements are approximate. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, equipment, facilities or appliances are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase.



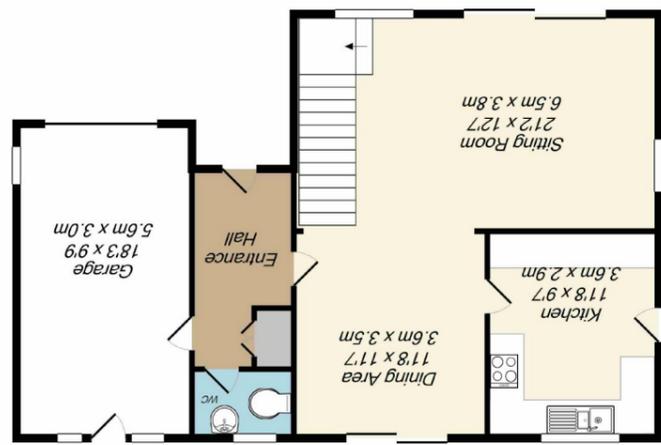
Energy Efficiency Rating	
Current	76
Potential	77

Environmental Impact (CO2) Rating	
Current	69
Potential	68

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and other items are taken for any one occasion, or measurement. 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. Made with Metropix @2018



GROUND FLOOR
APPROX. FLOOR AREA 798 SQ. FT. (74.2 SQ.M.)



31 Hinton Wood Avenue, Highcliffe, BH23 5AB

- Situated in a tree-lined avenue
- Within walking distance of Highcliffe village centre, cliff top & Castle
- A spacious three bedroom home
- Delightful Sylvan setting
- Now in need of some updating
- Offering scope for extension (stpp)
- Reception hall * Integral garage
- Ground floor cloakroom
- Sitting room with vaulted ceiling
- Dining area * Fitted kitchen
- Three FF bedrooms * Bathroom
- First floor balcony
- Ample off-road parking
- Gardens with ornamental features
- Council Tax: Band F
- Approx Total: 1477 SqFt (137.2 SqM)



£555,000



Ideally located in a prestigious tree-lined avenue being within walking distance of Highcliffe village centre, cliff top and Castle, we are pleased to be offering this spacious three bedroom home.

The property itself is situated in a delightful Sylvan setting and has been well presented but is now in need of some updating and offers scope for extension (subject to Planning Permission).

The accommodation includes: reception hall, ground floor cloakroom, sitting room with vaulted ceiling, dining area, fitted kitchen, first floor balcony, three first floor bedrooms and bathroom. Externally, there is a driveway which provides ample off-road parking, integral garage. To the front of the property there is an area of lawn with various shrub and ornamental features. To the rear of the property there is a large landscaped paved patio area with ornamental flower borders and timber shed.