



**233a Smugglers Lane North, Highcliffe, BH23 4QJ**  
**£439,950**

A well presented three bedroom detached bungalow situated at the end of a no through road yet within easy walking distance of the local shopping amenities and post office with the bus routes also only a few moments away. The property was built in 2006 to a traditional and very high quality specification and further benefits from additional extensions including a new Kitchen and Conservatory both with access onto the secluded rear garden. No forward chain may be available and viewing is advised to appreciate the



334 Lymington Road  
Highcliffe  
Christchurch, Dorset  
BH23 5EY

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

Tel: 01425 277777  
Fax: 01425 274945  
[sales@rossnicholas](mailto:sales@rossnicholas)

# 233a Smugglers Lane North, Highcliffe, BH23 4QJ

UPVC opaque double glazed door with matching side screen leads into the:

## ENTRANCE HALLWAY

Large storage cupboard with hanging rail, airing cupboard with large Joule hot water cylinder and slatted linen shelving, access to roof space via hatch with pull down ladder, inset ceiling spotlights, wall mounted panelled radiator. Multi paned glazed door to:

## LIVING ROOM 5.21 x 3.54 (17'1" x 11'7")

A lovely dual aspect room with large UPVC double glazed window to front with a set of double glazed double doors leading out onto the Conservatory and providing a lovely view over the garden. Space for electric focal point fireplace (existing may be available by separate negotiation), double power points, ceiling light point, television point, telephone point. Double doors lead out to the:

## CONSERVATORY 5.28 x 3.0 (17'4" x 9'10")

A lovely extension to the property and a fully all year round useable room benefitting from wall and ceiling lights, power points and a wall mounted panelled radiator. The conservatory has large UPVC double glazed windows with top opening fanlights for ventilation, a door to the side allowing access to the side/rear of the property as well as a set of matching doors providing access onto the rear garden.

## KITCHEN 4.54 x 2.45 (14'11" x 8'0")

A well planned dual aspect room with UPVC double glazed windows to front and rear complimented by a UPVC double glazed door providing access onto the garden. Fitted with a good range of base and wall mounted cupboard and drawer units in a Cream finish with areas of laminate roll top work surface over. Space for hob and oven, tall standing fridge/freezer and space and plumbing for washing machine. Fitted stainless steel filter extractor over hob/oven recess. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Ceiling light points and under cupboard lighting. Tiled floor and part tiled walls with tiled splash backs. Power points.

## BEDROOM ONE 3.09 x 3.77 (10'2" x 12'4")

UPVC double glazed window to rear, space for fitted or free standing bedroom furniture, double power points, ceiling light point, wall mounted panelled radiator, television point. Door to:

## EN-SUITE SHOWER ROOM

Fitted with a modern white three piece suite comprising enclosed double width shower cubicle with chrome Mira fittings, pedestal wash hand basin and low level flush WC. Tiled floor and part tiled walls with tiled splash backs. Wall mounted panelled radiator. UPVC opaque double glazed window to rear. Wall light point with inset shaver point. Inset ceiling spotlights.

## BEDROOM TWO 3.09 x 3.16 (10'2" x 10'4")

UPVC double glazed window to front, space for fitted or free standing bedroom furniture, double power points, ceiling light point, wall mounted panelled radiator.

## BEDROOM THREE/STUDY 2.53 x 2.07 (8'4" x 6'9")

UPVC double glazed window to front, space for fitted or free standing bedroom or office furniture, ceiling light point, wall mounted panelled radiator, double power points, telephone point.

## BATHROOM

Fitted with a modern White suite comprising panel enclosed bath with mixer tap over and wall mounted hand shower attachment, pedestal wash hand basin and low level flush WC. Tiled floor, part tiled walls and tiled splash backs. Wall mounted panelled radiator. UPVC double glazed window to rear. Inset ceiling spotlights.

## OUTSIDE

The rear garden is a wonderful feature of the property with a good sized area of paved patio immediately abutting the rear of the property with an area of lawn extending from here with deep mature

flower and shrub borders all enclosed by timber panelled fencing. There is secure, gated pedestrian access to each side of the property which links the front to the rear. Behind the garage is a purpose built Home Office which is currently being used as a Gym but has the benefit of power and lighting and is also fully insulated. Behind this there is an additional storage area with space for a shed and additional garden storage unit.

## THE APPROACH

Laid mainly to tarmacadam for off road parking but with a small area of well maintained lawn and shrub and plant borders and enclosed by a dwarf brick wall. Beyond the off road parking areas there is access to:

## THE GARAGE

Metal up and over door and space for storage or a vehicle.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Christchurch. After around one and half miles you will reach the Hoburne roundabout. Take the third exit onto Hoburne Lane and continue up the hill where it becomes Smugglers Lane North. At the crest of the hill take the left hand turn into the no through road part of Smugglers Lane North and continue down until it forks left and the property is situated at the end of the road 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.



TOTAL APPROX. FLOOR AREA 1279 SQ.FT. (118.9 SQ.M.)  
\*All measurements are based on the internal dimensions of the finished property. Measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. The plan is for guidance only and should not be used for any legal, prospective purchase. The services, systems and materials shown have not been tested and no guarantee can be given. © Ross Nicholas 2022

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
87	92	85	90

Very energy efficient - lower running costs (92-100) A  
Energy efficient - lower running costs (84-91) B  
Decent energy efficiency - lower running costs (69-83) C  
Some energy efficiency - lower running costs (55-68) D  
Not very energy efficient - higher running costs (40-54) E  
Very poorly energy efficient - higher running costs (21-39) F  
Extremely poorly energy efficient - higher running costs (1-20) G

Very environmentally friendly - lower CO<sub>2</sub> emissions (92-100) A  
Environmentally friendly - lower CO<sub>2</sub> emissions (84-91) B  
Decent environmental credentials - lower CO<sub>2</sub> emissions (69-83) C  
Some environmental credentials - lower CO<sub>2</sub> emissions (55-68) D  
Not very environmentally friendly - higher CO<sub>2</sub> emissions (40-54) E  
Very poorly environmentally friendly - higher CO<sub>2</sub> emissions (21-39) F  
Extremely poorly environmentally friendly - higher CO<sub>2</sub> emissions (1-20) G

EU Directive 2002/91/EC

