

4 Rothesay Drive, Highcliffe, Christchurch,  
Dorset, BH23 4LB

Guide Price **£850,000**



Bedrooms



Living



Bathroom/Ensuite



Parking/Garage



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1992

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# Set in a generous plot on one of Highcliffe's premium roads...

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SET IN A GENEROUS PLOT ON ONE OF HIGHCLIFFE'S PREMIUM ROADS, WITHIN TOUCHING DISTANCE OF HIGHCLIFFE CASTLE, A THREE BEDROOM PROPERTY OFFERING FANTASTIC SCOPE TO IMPROVE OR DEVELOP (STPP). NO CHAIN.

The accommodation comprises an L-shape triple aspect lounge diner with two sets of sliding doors into the garden.

A kitchen breakfast room with a range of eye and base level units with cupboards, drawers and a breakfast bar, integral oven and hob. Door leads into the utility room where there is space for additional appliances, doors to the front and the rear, and access to the garage.

There is a ground floor double bedroom with fitted wardrobes, and a tiled shower room with shower cubicle, wash hand basin and WC.

There are two further double bedrooms on the first floor, along with a bathroom.

## Outside

Large paved driveway provides off road parking, with the front garden laid to lawn with a few shrubs. Gate on one side leads to the garden.

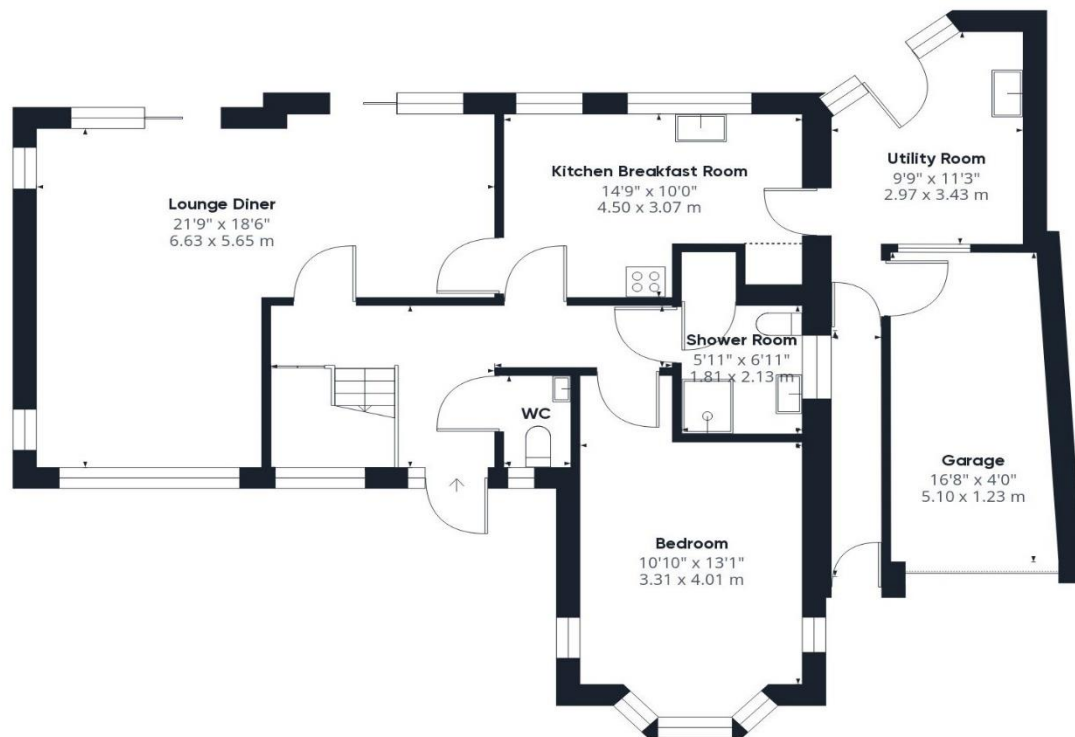
There is a large external, glass and UPVC constructed conservatory in the garden. The remainder is mainly laid to lawn with various established shrubs throughout. It offers a high degree of privacy and enjoys plenty of sun and has a pleasant tree lined back drop,

Council tax band F.



## KEY POINTS

- One of Highcliffe's most sought after roads
- A stone's throw from the historic Highcliffe Castle and its stunning grounds
- Set in generous grounds totalling 1/4 acre with a lovely tree lined back drop
- Accommodation includes three bedrooms and two bathrooms over two floors

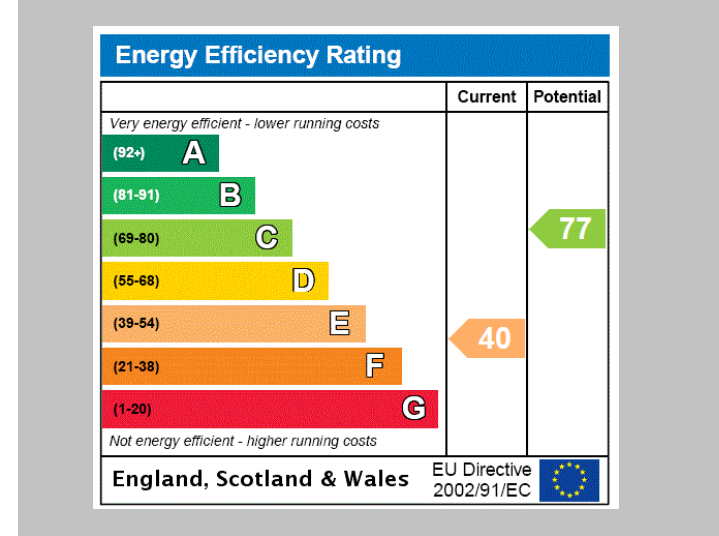


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# THE PROPERTY PROFESSIONALS

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