

237 Fairmile Road  
Christchurch  
Dorset  
BH23 2LQ

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**MICHAEL ADAM**

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*These particulars are intended to give a fair description of the property, but their accuracy is not guaranteed and they do not constitute an offer or contract.*

**9 WESTBURY CLOSE  
HIGHCLIFFE  
CHRISTCHURCH  
BH23 4PE**

**Price £489,950**

Freehold



***DESIGNED BY LOCALLY RENOWNED AWARD WINNING ARCHITECTS, CHESHIRE ROBBINS, IS THIS DECEPTIVELY SPACIOUS AND EXTREMELY WELL PRESENTED 3 BEDROOM CHALET STYLE HOME.***

***THE PROPERTY HAS BEEN WELL MAINTAINED AND CARED FOR BY THE CURRENT OWNER AND HAS ACCOMMODATION COMPRISING ENTRANCE HALL, GROUND FLOOR SHOWER ROOM, DINING ROOM WHICH IS PARTIALLY OPEN PLAN TO THE LOUNGE, MODERN KITCHEN, DAY ROOM, INNER HALL, 2 DOUBLE BEDROOMS AND MODERN WET ROOM ALL TO THE GROUND FLOOR AND THEN TO THE FIRST FLOOR IS BEDROOM 3.***

***THE PROPERTY OFFERS BENEFITS INCLUDING DOUBLE GLAZING, GAS FIRED CENTRAL HEATING, INTEGRAL GARAGE WITH UTILITY/LAUNDRY SPACE, PRIVATE ENCLOSED COURTYARD AND ATTRACTIVE REAR GARDEN. THERE IS ALSO AMPLE OFF ROAD PARKING TO THE FRONT AND THE ADDED BENEFIT OF BEING OFFERED FOR SALE WITH NO FORWARD CHAIN.***

***THIS LOVELY HOME IS LOCATED IN A QUIET CUL-DE-SAC BEING WITHIN CLOSE PROXIMITY TO EXCELLENT LOCAL SCHOOLS, SAINSBURY'S SUPERMARKET AND BEING BETWIXT THE CENTRES OF HIGHCLIFFE AND CHRISTCHURCH WHERE THERE ARE MORE COMPREHENSIVE SHOPPING FACILITIES. BEAUTIFUL LOCAL BEACHES ARE ONLY A SHORT DRIVE AWAY.***

**9 WESTBURY CLOSE, HIGHCLIFFE, CHRISTCHURCH BH23 4PE**

- ARCHITECT DESIGNED RESIDENCE
- 3 BEDROOMS
- 3 RECEPTION ROOMS
- NO FORWARD CHAIN
- AMPLE OFF ROAD PARKING AND INTEGRAL GARAGE
- 2 MODERN SHOWER/WET ROOMS
- MODERN KITCHEN
- WELL PRESENTED THROUGHOUT
- ATTRACTIVE, PRIVATE COURTYARD
- ENCLOSED REAR GARDEN
- DOUBLE GLAZING
- GAS FIRED CENTRAL HEATING
- POPULAR CUL-DE-SAC LOCATION
- DECEPTIVELY SPACIOUS ACCOMMODATION



**VIEWING STRICTLY BY APPOINTMENT PLEASE**

Please note that the equipment, fittings, fireplaces, heating systems, mains services, apparatus and appliances have not been tested by us the agents so we cannot confirm that they are in working order. All measurements are approximate and are for guidance only.

PLEASE NOTE:

**MONEY LAUNDERING REGULATIONS –**

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

MICHAEL ADAM Estate Agents have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitors.

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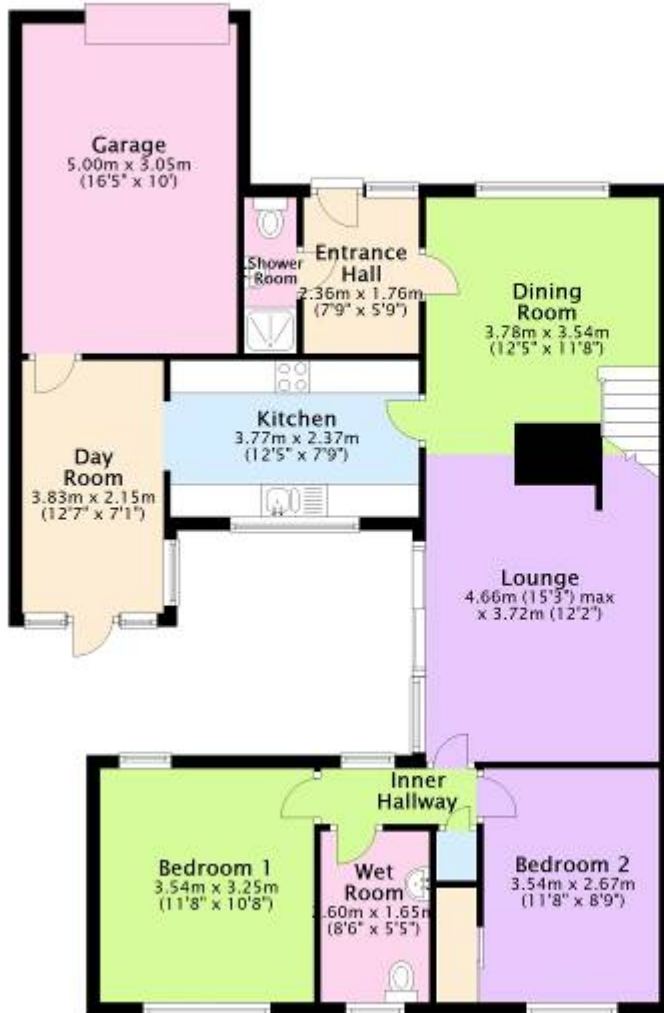
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**Ground Floor**

Approx. 102.0 sq. metres (1098.1 sq. feet)



**First Floor**

Approx. 16.1 sq. metres (173.5 sq. feet)

