

39 Gordon Road

Highcliffe, BH23 5HN

SPENCERS













A beautifully presented and modernised character cottage, ideally situated in the heart of Highcliffe town centre, just a short walk from local shops, amenities, and the cliff top.

The Property

The property is approached via a gravel driveway, leading to a charming white picket fence and the front garden. From here, a pathway guides you to the covered porch and front door, opening into a welcoming entrance hall which sets the tone for the character within.

From the hallway, there is access to the main living areas and a staircase rising to the first floor. To the left, you are welcomed into a cosy and inviting sitting room, featuring windows overlooking the front of the property and centred around an attractive original open fireplace. The space flows seamlessly into a second reception area, ideal as a dining room or additional living space, enhanced by modern fitted units along one wall and useful under-stairs storage.

From here, a door leads through to the extended kitchen, which has been thoughtfully modernised. The kitchen offers a range of wall-mounted and floor-standing units, generous work surfaces, and a feature island with breakfast bar, along with integrated appliances. This bright and versatile space offers further area suitable for dining or informal seating, with patio doors providing direct access to the outside and allowing natural light to flood the room. There is also open access to a separate utility area and door through to a ground floor shower room, comprising a wash hand basin, WC, and shower cubicle.

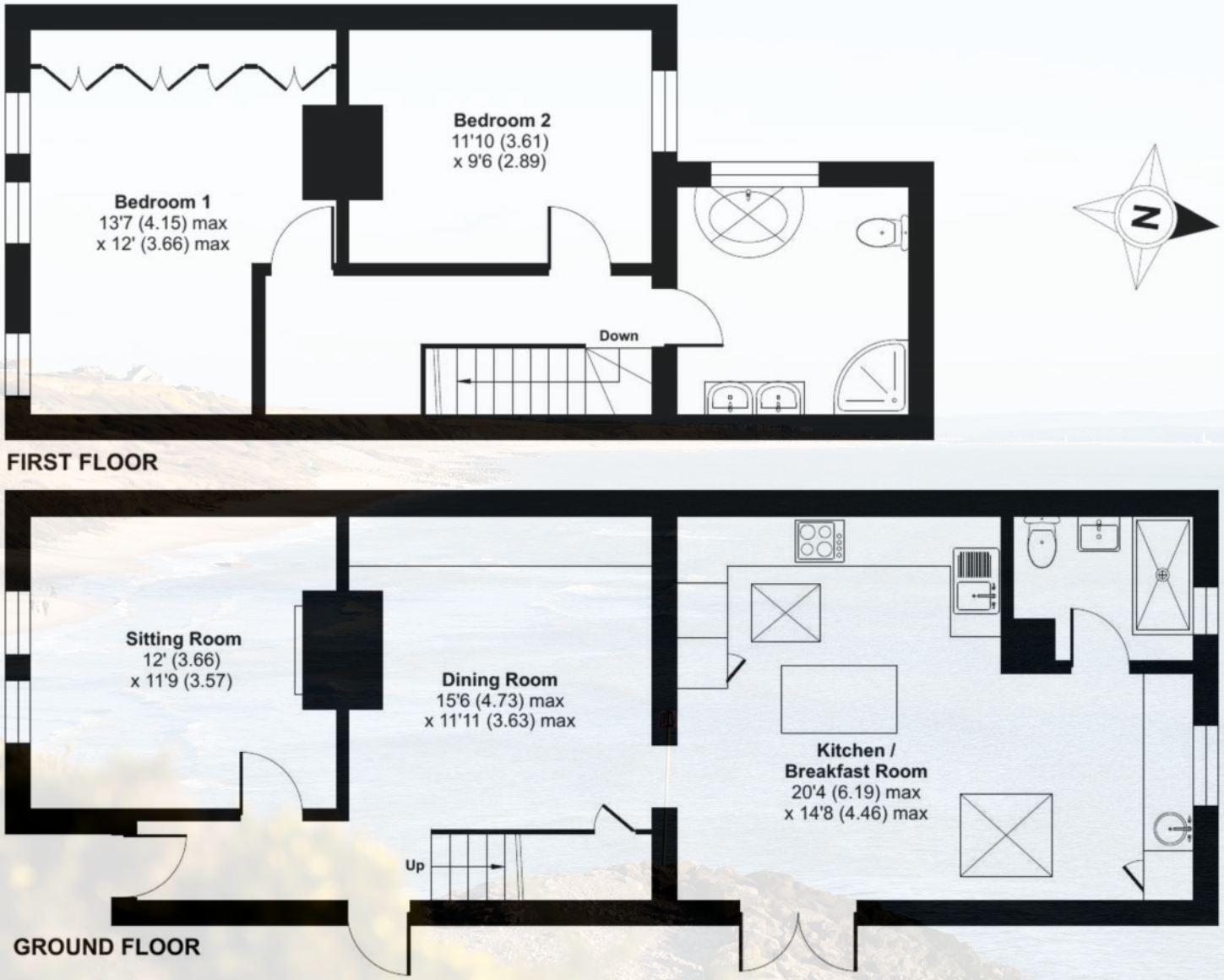
£460,000

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FLOOR PLAN

Approximate Area = 1138 sq ft / 105.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1436711

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.







The Property Continued…

Upstairs, the first-floor landing is spacious and provides access to all rooms. The principal bedroom is an impressive double, benefiting from two windows to the front of the property. Bedroom two is also a well-proportioned double, overlooking the rear.

Completing the accommodation is a larger then average modern family bathroom, fitted with a bath, WC, and wash hand basin, and featuring a window to the side aspect.





Grounds & Gardens

To the front, the property benefits from a tandem gravel driveway leading to a storage area. A charming picket fence style gate opens into the main garden, which is predominantly laid to lawn and enjoys a sunny southerly aspect.

A smart patio pathway wraps around the front and side of the property, with the side garden offering ample space for outdoor furniture, storage, or a shed. A gate at the end provides access to a nearby public footpath. The garden is fully enclosed, making it both private and secure.

Additional Information

Tenure: Freehold
Council Tax Band: C
Energy Performance Rating: C Current: 70 Potential: 81

Services: All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





The Local Area

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. This small leafy coastal town, straddling the Dorset/Hampshire border, is best known for Highcliffe Castle, an ornate early Victorian mansion, once home to Mr Selfridge and now an events venue. Its grounds enjoy outstanding views across Christchurch Bay towards the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

Points of Interest

Highcliffe Town Centre	0.4 Miles
Highcliffe Beach	0.5 Miles
Mudeford Quay	2.9 Miles
Highcliffe School	1.5 Miles
Hinton Admiral Train Station	1.3 Miles
Bournemouth Airport	8.1 Miles
Bournemouth Centre	10.6 Miles
London	2 hours by train



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