

9 Arundel Way

Highcliffe, Christchurch, BH23 5DX

SPENCERS







Occupying an enviable position just one road back from the seafront, this beautifully presented detached home enjoys stunning views across Christchurch Bay towards Hengistbury Head. Offered with no forward chain, the property is just a short stroll from the beach and local High Street amenities, while benefiting from a spacious 24ft south-facing balcony, three double bedrooms, three bathrooms, off-road parking, and a large garage.

The Property

A welcoming entrance hall provides access to the ground floor accommodation, including the kitchen/dining room, a generous double bedroom, shower room and the integral garage.

The impressive kitchen/dining room is a bright triple-aspect space featuring tiled flooring throughout and an excellent range of modern wall and base units complemented by Quartz work surfaces. Integrated appliances include a double oven, additional steam oven, induction hob with Bluetooth-enabled extractor fan, and a fully integrated Bosch dishwasher. There is also space for an American-style fridge freezer with a water supply already in place. A rear door with decorative leaded-glass side panel provides convenient access to the outside.

The contemporary ground floor shower room is fully tiled and fitted with a modern suite comprising a shower cubicle, concealed-cistern WC, wash hand basin set within a vanity unit, chrome heated towel rail and an obscured glazed window.

£749,950

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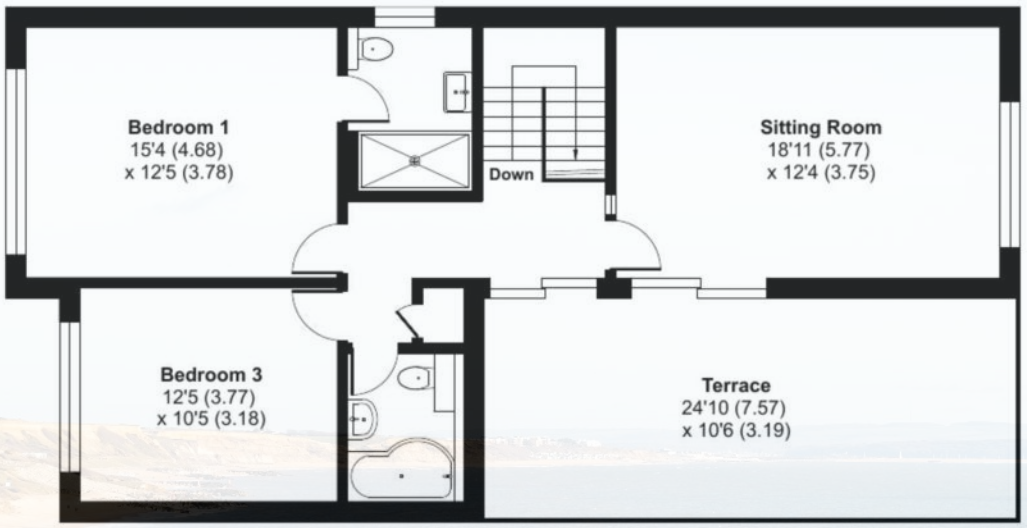




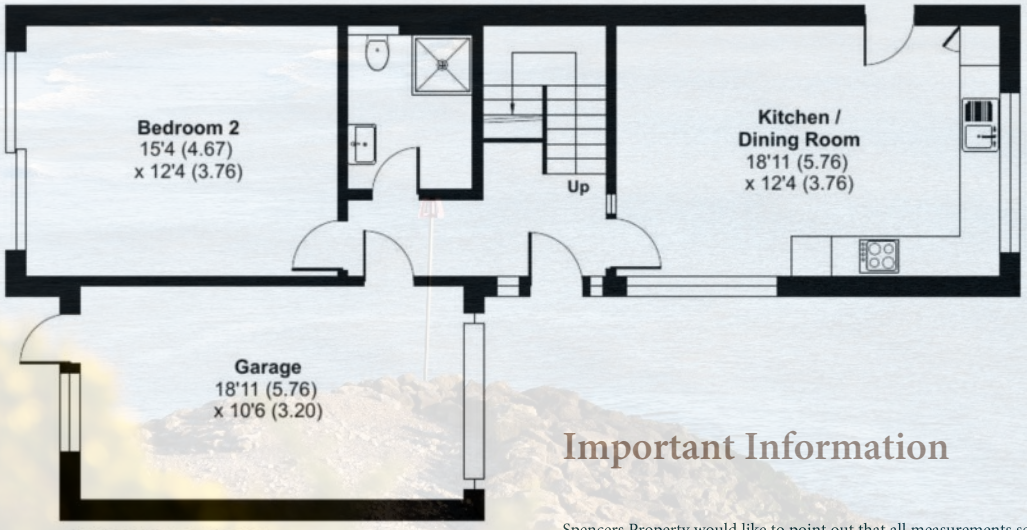


FLOOR PLAN

Approximate Area = 1390 sq ft / 129.1 sq m
Garage = 198 sq ft / 18.3 sq m
Total = 1588 sq ft / 147.4 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1480288

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.





Significant improvements by the current owners include full re-wiring, replacement double glazing, a new membrane roof, new radiators throughout, and a recently installed combi gas boiler.

The Property Continued…

To the rear of the property is a spacious double bedroom with sliding patio doors opening directly onto the garden. The bedroom is adjacent to the ground floor shower room.

An attractive open-plan hardwood staircase rises to the first-floor landing, where there is access to the loft, an airing cupboard housing the recently installed combi boiler, and sliding doors leading onto the balcony. Oak-effect flooring continues through the sitting room and principal bedroom.

The first-floor sitting room is undoubtedly a standout feature of the home, enjoying breathtaking sea views across Christchurch Bay through floor-to-ceiling windows. Sliding doors open onto the impressive 24ft south-facing balcony, finished with composite decking and privacy glass. This exceptional outdoor living space offers ample room for dining, entertaining and relaxing, with space for a dining table, sun loungers, a hanging chair, BBQ and additional storage, all while taking full advantage of the spectacular coastal outlook.

The generous principal bedroom benefits from a luxurious fully tiled en-suite shower room featuring quality Villeroy & Boch fittings, including a wide walk-in shower, vanity wash hand basin, concealed-cistern WC, fitted storage, heated towel rail and obscured glazed window.

A further double bedroom is served by the main family bathroom, which is also fully tiled and fitted with a modern suite comprising a spa bath, wash hand basin, WC, heated towel rail and obscured glazed window.







Grounds & Gardens

To the front, the driveway provides off-road parking for at least two vehicles, including one covered parking space, and leads to the integral garage with remote-controlled electric roller door. A rear personnel door from the garage provides direct access to the garden.

The rear garden has been designed with ease of maintenance in mind, being predominantly laid to patio and offering ample space for outdoor seating, entertaining and a substantial shed or garden outbuilding.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: C Current: 70 Potential: 75

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: The vendors have advised that the 4G signal is weak however WiFi calling resolves the issue.

Guarantees: The boiler was replaced in 2023 and has a 10 year guarantee.





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 School	1.5 miles
Highcliffe Town Centre	0.4 miles
Highcliffe Beach	0.7 miles
Avon Beach	1.8 miles
Steamer Point Nature Reserve	0.9 miles
Christchurch Harbour Hotel & Spa	2.6 miles
Noisy Lobster Restaurant	2.0 miles
Hinton Admiral Train Station	1.4 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	10.4 miles
London	102 miles



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