



**Slades**

**36A East Cliff Way, Friars Cliff, Christchurch,  
Dorset, BH23 4EY  
PRICE: O.I.R.O. £800,000**

**THE LAST REMAINING OF JUST 3 BRAND NEW DETACHED HOUSES SITUATED IN THE PRESTIGIOUS LOCATION OF FRIARS CLIFF BUILT TO EXACTING STANDARDS BY A LOCAL BUILDER**

Situated in the prestigious location of Friars Cliff which nestles between the town of Christchurch and the village of Highcliffe, this is an opportunity to purchase this brand new 4 bedroom detached family home which has been built to exacting standards by a reputable local builder. This is the last remaining unit of 3 and an internal inspection is highly recommended to fully appreciate the quality and features of this contemporary home.

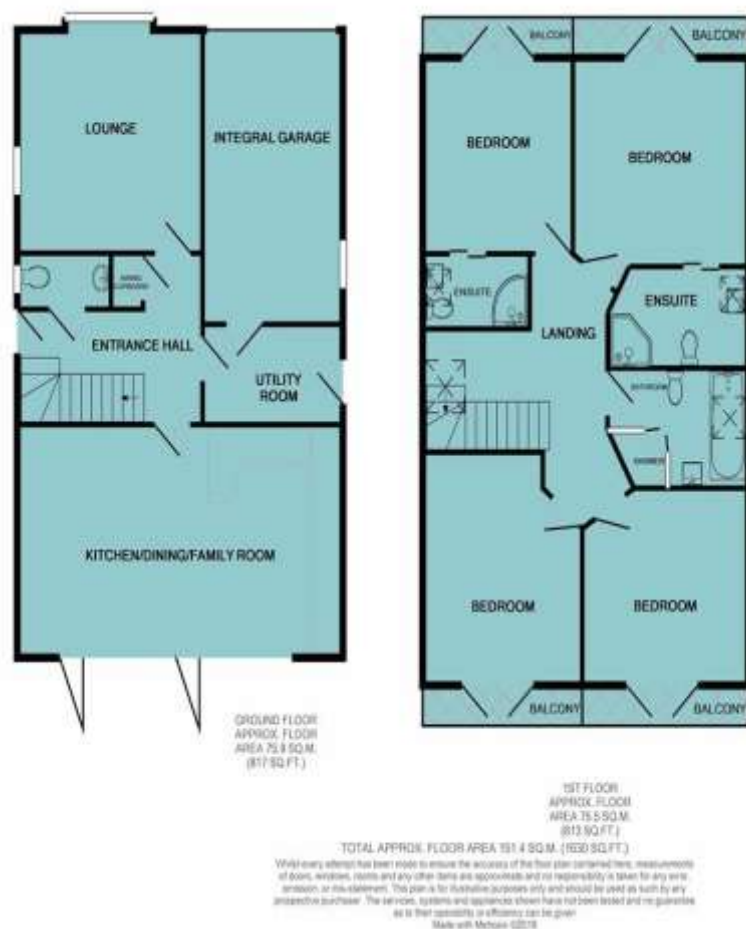
Situated in a quiet side road location, it is but a short walk to a local sandy beach and sea. Friars Cliff is a residential area with individual detached properties and is within easy reach of both Christchurch and Highcliffe. Indeed Christchurch is approximately 2 miles distant with its historic 11th Century Priory, pedestrianised shopping facilities and various shops, bars and restaurants. The village of Highcliffe is also a short distance away by car with its range of shops.

The property is approached via a driveway which provides off road parking for 2 cars and leads to the integral garage. The entrance to the property is to the side and once into the entrance hall there are stairs to the first floor and a ground floor cloakroom. The ground floor is served by under floor heating and to the front of the property is a lounge. There is a utility area to the rear of the garage with space and plumbing for washing machine and a Valiant central heating boiler, and to the rear of the property there is a superb kitchen/dining/family room. The superbly appointed kitchen has integral appliances to include a double oven, microwave oven, induction hob and fridge/freezer all by AEG and a Neff dishwasher. There is also the benefit of a Morso log burning stove.

From the entrance hall, stairs lead to the first floor landing and to the front of the property are 2 double bedrooms, both with well appointed en-suite shower rooms. There are 2 further double bedrooms and a family bathroom with the benefit of a walk in shower and bath. The two bedrooms to the front both have access through double french doors to a small balcony.

A summary of the accommodation with approximate room sizes:

**ENTRANCE HALL**  
**GROUND FLOOR CLOAKROOM**  
**LOUNGE 13'x12'7" (3.96m x 3.84m)**  
**KITCHEN/DINING/FAMILY ROOM 22'9"x13'2" (6.93m x 4.01m)**  
**INTEGRAL GARAGE 18'3"x9'2" (5.56m x 2.79m)**  
**FIRST FLOOR**  
**LANDING**  
**MASTER BEDROOM 13'9"x 12 (4.19m x 12)**  
**EN-SUITE SHOWER ROOM**  
**BEDROOM TWO 11'8"x10'5" (3.56m x 3.18m)**  
**EN-SUITE SHOWER ROOM**  
**BEDROOM THREE 13'3"x11'1" (4.04m x 3.38m)**  
**BEDROOM FOUR 11'8"x 11'2" (3.56m x 3.4m)**  
**FAMILY BATHROOM**



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Energy Efficiency Rating	
Potential	Current
97	97
Very energy efficient - lower running costs	
A (92-95)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

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

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