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3 WHARNCLIFFE COURT, HIGHCLIFFE BH23 5DH PRICE £425,000 SHARE OF FREEHOLD

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# Having undergone a tasteful refurbishment, the property now offers extremely well-presented accommodation.

3 Wharncliffe Court, Highcliffe BH23 5DH

Price £425,000 **Share of Freehold**

01425 270 055

highcliffe@winkworth.co.uk

## Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

## Description:

Located on the first floor of this exclusive development, this apartment has undergone a tasteful refurbishment. It has been designed to make the very best of the stunning southerly views over the cliff-top to the sea, with a footpath providing direct access to the beautiful Highcliffe beach below only approx. 200ft away.

The property offers light and airy accommodation and benefits from well-proportioned rooms. There is a secure entry phone system, and the communal hallway leads to the apartment. The apartment's private entrance hall is a good size, with a large built-in coats/storage cupboard, and doors leading off to both bedrooms, living room, kitchen/diner and shower room.

The spacious kitchen has a large picture window offering stunning views of Christchurch Bay. There is an extensive range of cupboards which include integrated appliances.

The light and airy living room shares the same outstanding sea views, with access to the south facing balcony.

Both double bedrooms are a good size with large windows, the master bedroom having built-in wardrobes and a storage cupboard.

The shower room has a modern suite with large shower cubical, and heated towel rail.

The apartment has the benefit of a secure garage in the nearby block, with additional visitors parking. Outside, the communal gardens and grounds lead directly to the cliff top where there are spectacular views of The Isle of Wight and Christchurch Bay, along with a footpath providing direct access to the beach below.

Offered with no forward chain.

## Summary:

- Two double bedrooms
- Newly fitted kitchen with Sea Views
- Spacious living room enjoying coastal views.
- Modern well fitted Shower room.
- Balcony and sea views
- Garage in a block.
- Additional visitors parking
- Communal gardens with footpath providing direct access to the beach below.
- Offered with no forward chain
- BCP Council tax band D

Lease – remainder 999 years

Service charge: £1488.34 PA

## Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Take the first turning onto Wharncliffe Road, then take the second turning on the right onto Beacon Drive where the property can be located on the left.



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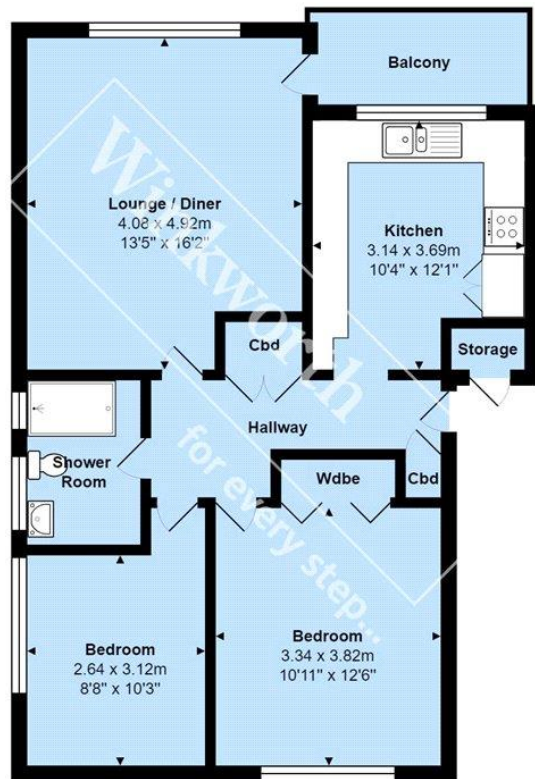
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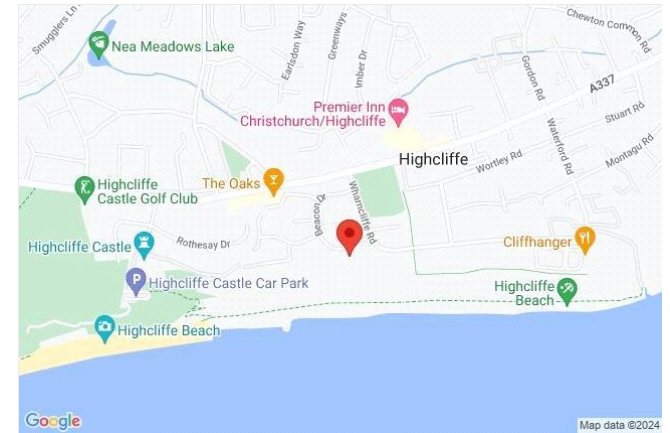
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Total Area: 68.4 m<sup>2</sup> ... 736 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>78</b>	<b>79</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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