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FLAT 1 PEEL HOUSE, 409 LYMINGTON ROAD, HIGHCLIFFE, BH23 5EN - £210,000 SHARE OF FREEHOLD

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# *An extremely well positioned ground floor one bedroom flat with allocated parking.*

FLAT 1 PEEL HOUSE, HIGHCLIFFE BH23 5EN  
£210,000 SHARE OF FREEHOLD

01425 270 055  
highcliffe@winkworth.co.uk

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## Situation:

The property is situated in a convenient location with local shops and bus stops close by, providing frequent services to Christchurch & Lymington. 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, medical centre, pharmacy, post office and shops 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.

## Description:

An extremely well positioned ground floor one bedroom flat with allocated parking, located on the edge of Highcliffe village. The High Street amenities are on hand and only a short stroll down Waterford Road leads you to the simply beautiful Highcliffe cliff top.

With its own private entrance, the front door leads into an entrance hall, with doors off to all rooms and two storage cupboards.

The living room is a good size with a double aspect.

The kitchen is fitted with modern units, with a range of integrated appliances.

The bedroom is a comfortable double with a fitted double wardrobe.

The shower room is fully tiled with a modern suite, with a large shower cubicle.

Outside there is an allocated parking to the front of the development, plus communal bin storage.

## Summary

- Large double bedroom
- Good size living room
- Separate Kitchen
- Family Shower room
- Allocated Parking Space
- Gas Central Heating
- Council Tax Band "B"

## Leasehold Details

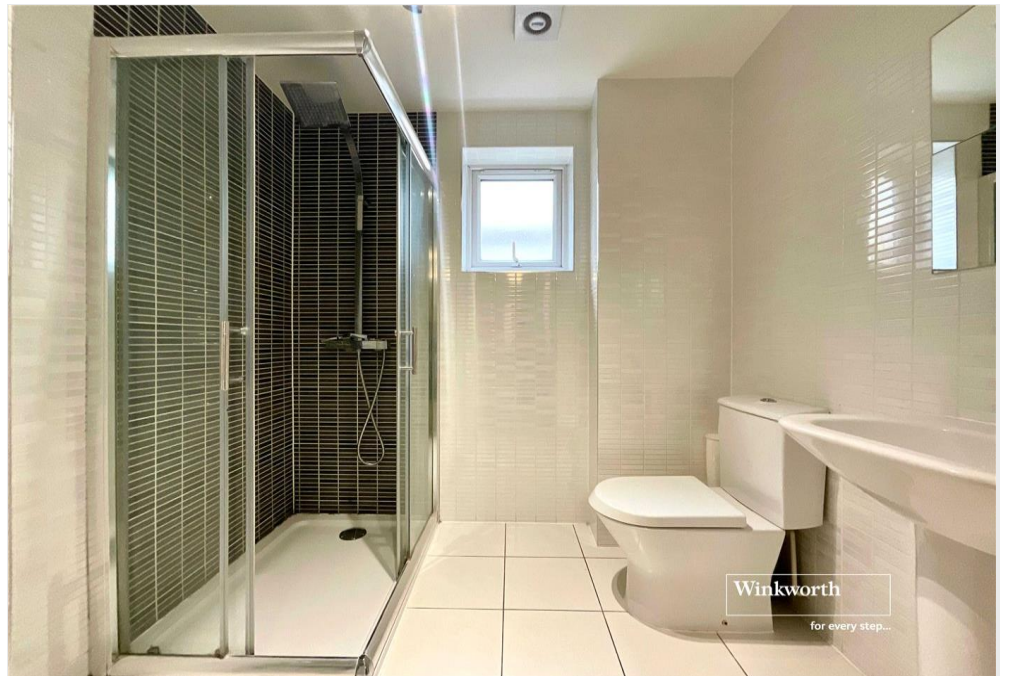
- Share of Freehold
- Service Charge - Circa £1650pa
- Pets allowed on licence

## Directions

From the Highcliffe office head along Lymington Road towards New Milton, at the cross roads continue straight over and then Peel House can be found on your right hand side.

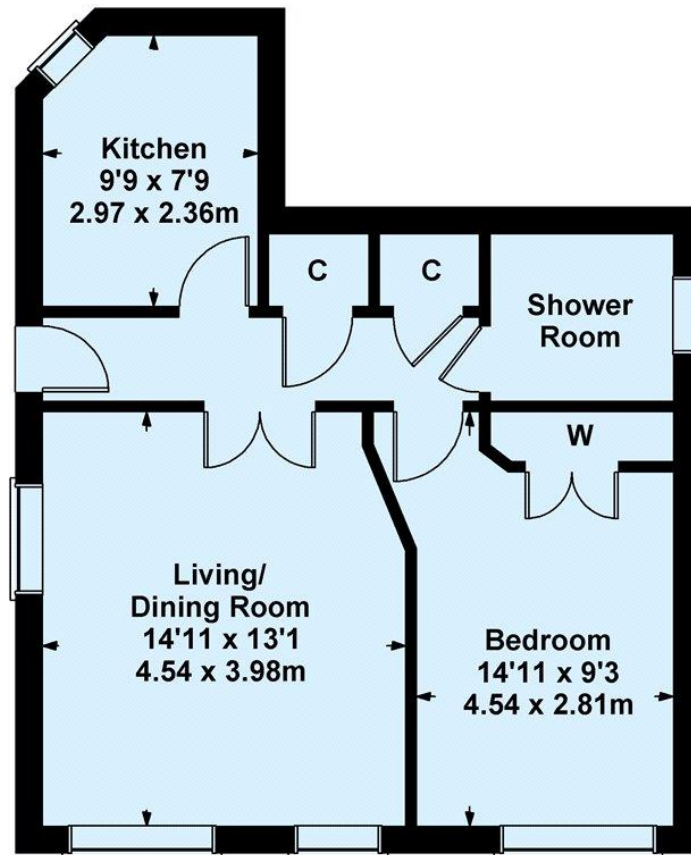
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Approximate Gross Internal Area  
539 sq ft - 50 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2017

Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk



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>	82	82
(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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