



Winkworth
for every step...

2  2  1  EPC = E

FLAT 9 EXETER COURT, HIGHCLIFFE BH23 5DF PRICE £395,000 SHARE OF FREEHOLD

Winkworth

for every step...

An extremely well presented top floor, two double bedroom, two reception room apartment in this sea front development.

Flat 9 Exeter Court, Highcliffe BH23 5DF

Price £395,000 **Share of Freehold**

01425 270055

highcliffe@winkworth.co.uk

Situation:

The village of Highcliffe enjoys an array of local amenities including an excellent variety of cafes & restaurants, with both Co-op & Tesco supermarkets. More extensive facilities can be found slightly further afield in Christchurch and New Milton.

Within walking distance of the property are stunning local beaches—the walk from Highcliffe beach to Avon beach and Mudeford Quay is fantastic, the New Forest National Park, offering some of the country's most stunning countryside interwoven with ancient woodland, is also nearby.

Hinton Admiral train station is only a short distance from the property, providing a regular service to Bournemouth & Southampton and Clapham Junction & London Waterloo.

Description:

An extremely well presented top floor, two double bedroom, two reception room apartment in this sea front development. The apartment offers beautiful views of Christchurch Bay across to the Isle of Wight.

The property is entered through a communal entrance into the well-maintained common parts with the staircase leading up to the top floor. (stair lift available).

The fantastic size living room leads on to the balcony, with superb sea views over Christchurch Bay, and double doors lead into a further reception room which could double up as bedroom three if desired.

The kitchen is fitted with modern units, integrated cooking appliances and space for a breakfast table.

There are two double bedrooms, the principal bedroom enjoys stunning sea views and a range of fitted wardrobes. Bedroom two also has fitted cupboards. The family bathroom is a good size with a white bathroom suite.

Outside, to the rear of the building, is a single garage in a block.

Offered with no forward chain.

Summary:

- Upper floor flat without lift
- Two bedrooms
- Fitted kitchen
- Two reception room
- Bathroom
- Balcony with sea views
- Single garage in a block
- Off street parking
- BCP Council tax band D
- Offered with no forward chain

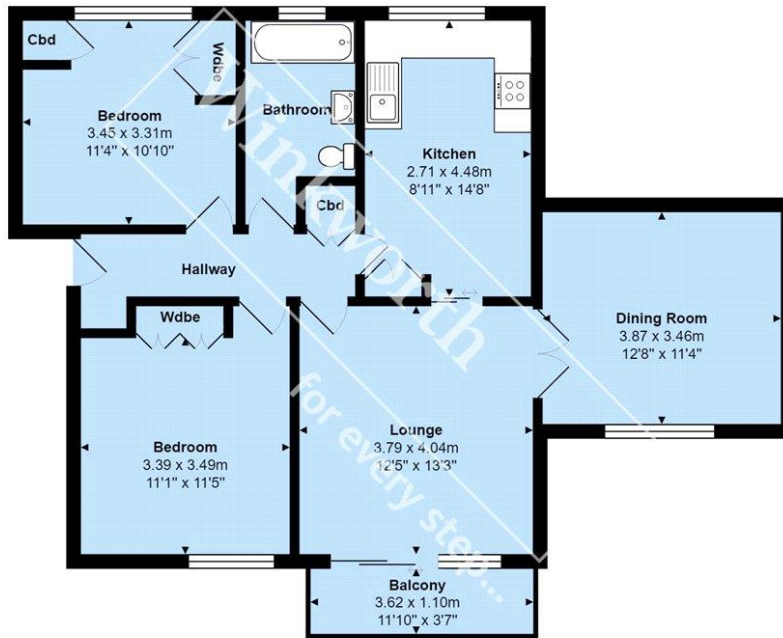
Lease remaining - 938 years and 6 months

Service charge - £2,800 PA including water rates

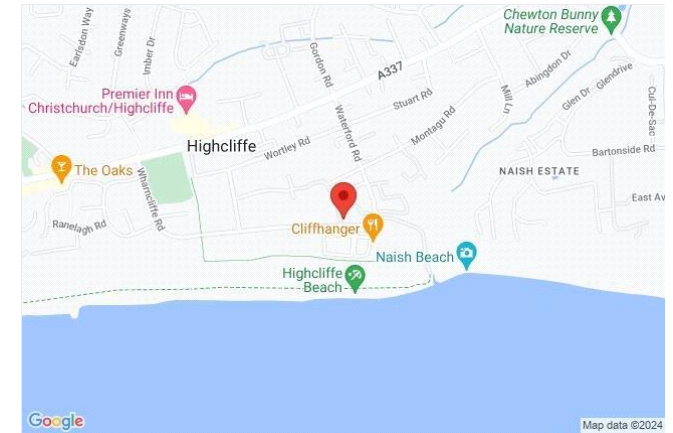
Directions:

From the Highcliffe office turn left and continue on the Lymington Road to the traffic lights. Turn right at the lights and continue down Waterford Road to the bottom and round to the right and the flats can be located just along on the right hand side.





Total Area: 79.3 m² ... 853 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		78
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

