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2 ELYSIUM, 35 WHARNCLIFFE ROAD, HIGHCLIFFE, BH23 5DB PRICE £800,000 LEASEHOLD

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# A spectacular ground floor apartment with sea views in a select gated development of only five apartments.

2 Elysium, 35 Wharncliffe Road, Highcliffe BH23 5DB

Price £800,000 Leasehold

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## 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.

## Description:

An immaculately presented ground floor flat in Elysium, a select gated development of only five apartments. The commanding cliff top location affords spectacular coastal views and finished to the very highest of standards, this apartment really is something special.

The property features an exceptional southerly facing terrace, offering magnificent sea views and direct access to the delightful cliff top gardens.

The main feature of the apartment is the stunning open plan living space with its superb top specification fully fitted kitchen incorporating quartz worksurfaces and breakfast bar. Bi-Fold doors lead out onto the sea facing terrace.

The main bedroom benefits from an en-suite shower room, fitted wardrobes and enjoys beautiful sea views and bifold doors again leading to the large terrace. The second bedroom is also a double with fitted wardrobe and desk suitable for home working. The family bathroom is presented in a sleek modern contemporary style.

There are two allocated car parking spaces and lock up store situated in the basement which is accessed by lift from the ground floor.

The manicured communal gardens are very attractive with a gate leading to the cliff top path with access to the beach and coastal walks to Highcliffe Castle or Mudeford Quay.

Lease Length: 125 Years from 2014

Service Charge: approx. £2700 6 monthly

Ground Rent: £295 per annum.

## Summary:

- Select development of only 5 apartments
- Spectacular ground floor apartment
- Superb open plan kitchen/living room with sea views
- Two bedrooms, one with ensuite
- Family Bathroom
- Two allocated parking spaces situated in the basement
- BCP Council Tax Band F

## Useful Information

**Services** – Mains Gas, Mains Electric, Mains Water & Drainage

**Mobile Network Coverage\*** – Likely outside with all major providers, some restrictions from some providers inside.

**Broadband Availability\*** – Ultrafast available up to 1000mbps

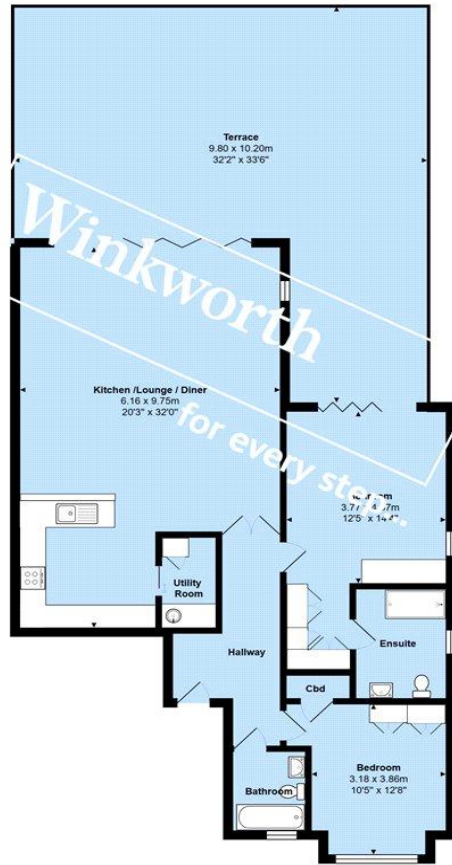
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

\* <https://checker.ofcom.org.uk/> used for information regarding service availability









Total Area: 112.3 m<sup>2</sup> ... 1209 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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