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FLAT 1 HARRINGTON COURT, HIGHCLIFFE, BH23 5DH PRICE £425,000 SHARE OF FREEHOLD

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A well presented ground floor apartment with sea views, in this fabulous location.

Flat 1 Harrington Court, Highcliffe, BH23 5DH

Price £425,000 **Share of Freehold**

01425 270055

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Location:

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:

An extremely well presented ground floor sea view apartment in this fabulous location with access directly to the beach below (via public coastal path). The property has been modernised throughout in the recent years and is now offered in pristine condition.

Harrington Court is a well-positioned block of apartments situated between the Lymington Road and the Cliff top. Formed of only six apartments this small block makes a fantastic home.

Approached via the communal hallway the flat is found on the ground floor.

The large kitchen/dining room which enjoys beautiful sea views has been well fitted and offers ample storage, work surfaces and appliances within the kitchen and space for a good size dining table.

The lounge again enjoying the picturesque outlook is a good size with patio doors leading the sizable "Indian Sandstone" patio.

There are two double bedrooms, the principal room features a double fitted wardrobe.

The shower room has been beautifully appointed with walk in shower and attractive vanity unit.

The property also features a single garage and has the benefit of a Share of the Freehold.

Offered with no Forward Chain.

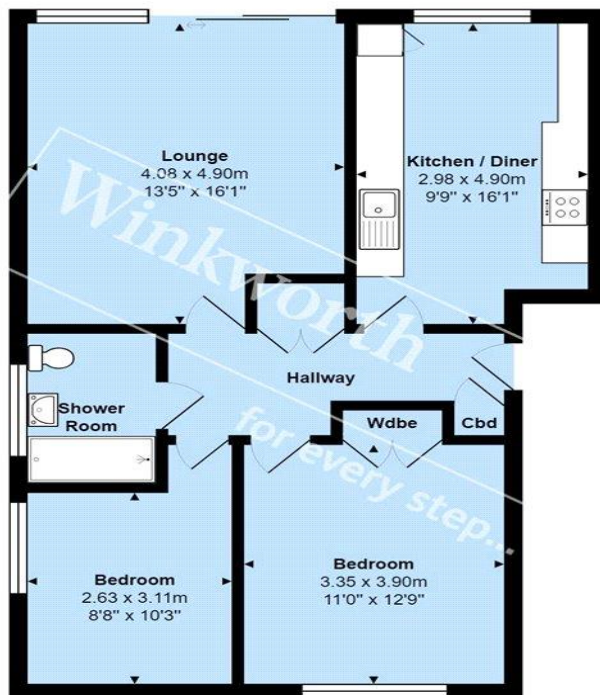
Summary:

- Ground floor apartment with sea views
- Two double bedrooms
- Fitted kitchen/diner
- Lounge with access to patio
- Bathroom
- Garage in nearby block
- Share of freehold
- Offered with no forward chain
- BCP Council tax band D

Directions:

From the Highcliffe office turn left and continue onto Lymington Road. Turn left onto Wharnclyffe Road and take the second right onto Beacon Drive where the block can be located on the left-hand side.





Total Area: 70.8 m² ... 762 ft²
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		77
(55-68)	D	63	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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



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