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FLAT 2 THE HOY, LYMINGTON ROAD, HIGHCLIFFE BH23 4JS PRICE £475,000 LEASEHOLD

Winkworth

for every step...

A stunning three-bedroom ground floor flat offering over 950sqft of beautifully appointed accommodation.

Flat 2 The Hoy, Highcliffe BH23 4JS

Price £475,000 Leasehold

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Situation:

The Hoy is within a few hundred yards of Highcliffe Castle, and its beautiful gardens leading to the cliff top, where a foot path leads down to a sandy beach. There is a further walk through the castle grounds and the adjoining Steamer Point Nature Reserve to Friars Cliff Beach and sea front, and then onto Mudeford Quay.

The Highcliffe golf club is also only a short walk away, offering 18-hole parkland course with membership available.

Highcliffe village provides an array of local amenities including restaurants, shops and post office with more extensive facilities slightly farther afield at Christchurch or Bournemouth.

Description:

A stunning three-bedroom ground floor flat offering over 950sqft of beautifully appointed accommodation. The Hoy, built in 2021 offers luxurious living, attractive communal gardens, and a superb location only a short distance to the Historic Highcliffe Castle and its access to the beach.

Flat 2 is located on the south side of the development, with all rooms having a southerly aspect overlooking the well tended communal gardens.

Large open plan kitchen/living room, with patio doors leading to the southerly aspect private patio.

Contemporary kitchen with quartz worksurfaces, and a full range of integrated appliances.

Three double bedrooms, principal bedroom has a beautiful ensuite shower room and fitted wardrobes.

Well-appointed family bathroom.

Utility room with space and plumbing for washing machine and tumble dryer.

Allocated Parking space.

Lease Details:

Ground Rent - £175

Service Charge - £1400p/a

Lease - 125 Years from 2021

Summary:

- Stunning three-bedroom flat
- Large open plan kitchen/living room
- Utility room
- Two bathrooms
- Patio
- Allocated parking space
- BCP Council Tax Band E
- Ground rent - £175
- Service Charge - £1400 pa

Useful Information

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

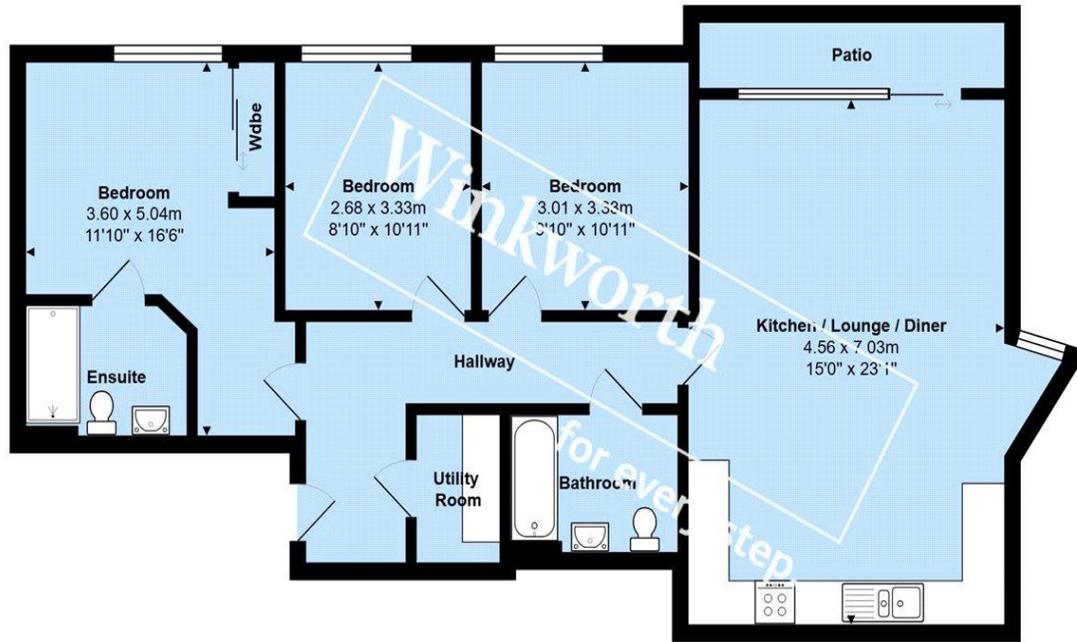
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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: 90.0 m² ... 968 ft² (excluding patio)
 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	85	85
(69-80) C		
(55-68) D		
(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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