



3 Stuart Lodge

54 Stuart Road, Highcliffe, Christchurch, BH23 5PP

SPENCERS
COASTAL





No Forward Chain - This spacious ground-floor apartment is set within a prestigious development, just south of the High Street, and is accessed via secure electric gates. With a sunny southerly aspect, the apartment enjoys views over a private patio, offering a peaceful outdoor space

The Property

The accommodation is spacious, with generously proportioned rooms, including a large kitchen/breakfast room and a separate lounge, both of which overlook the rear of the building. The quality kitchen features granite worktops and integrated appliances.

There are three bedrooms, the master has an ensuite shower built in fitted wardrobe and window overlooking the front of the building.

The second bedroom is also accessed off the entrance hallway, and is a good sized double, with a window giving aspect on to the front.

The third bedroom is ideal as a study, has hard wood laminate flooring and window also overlooking the front.



£395,000





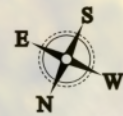
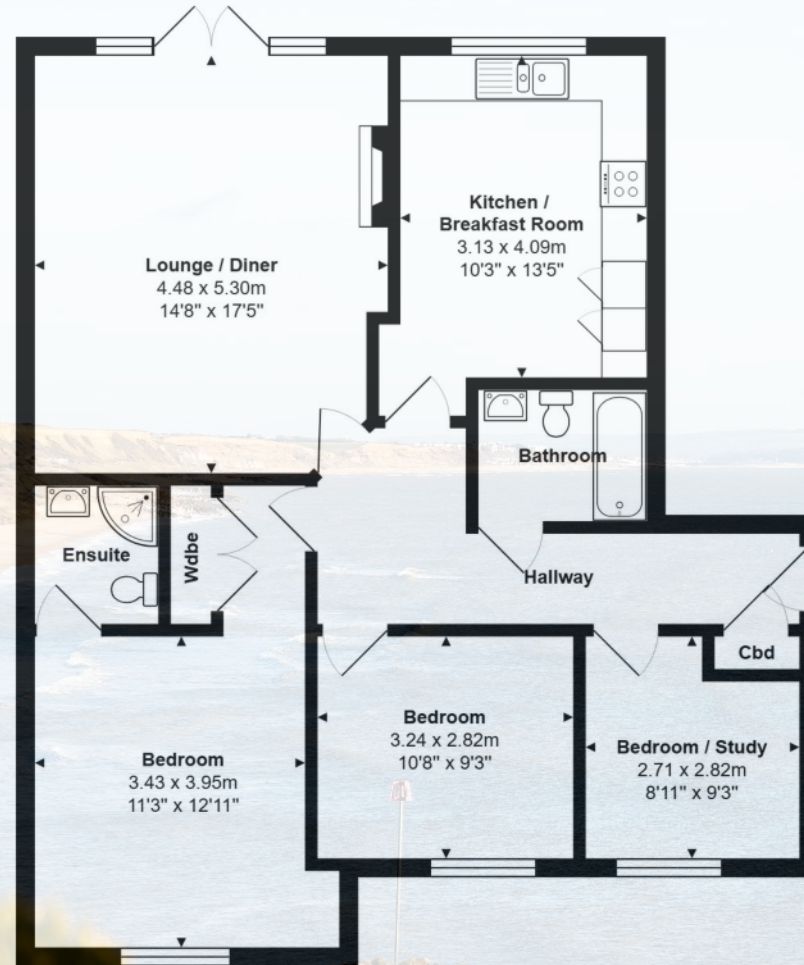
The Development

Stuart Lodge, occupies a prime location between the High Street and the cliff top, offering both easy access to local amenities and a serene, tranquil setting.

Security is a key feature, with video entry and electric gates to both the building and parking area. The property is ideally located just a short stroll from the High Street, where you'll find a wide range of amenities, while the cliff top and beach are also within easy reach.

With quick possession available, this is an excellent opportunity to acquire a spacious apartment in an enviable location.

FLOOR PLAN



Total Area: 91.5 m² ... 985 ft²

All measurements are approximate and for display purposes only



With a total area of approximately 985 sqft, this purpose-built ground-floor apartment is located in a stylish, well-maintained block. It also benefits from an allocated parking space and a brick-built lock-up storage unit

Outside

The property comes with one allocated parking space, as well as a brick-built lock-up storage unit accessed on the communal grounds, just a short walk from the apartment and has full electricity to it.

Additional Information

Energy Performance Rating: C Current: 78 Potential: 78

Council Tax Band: E

Tenure: Share of Freehold

Lease Length: 99 years as of 2004 - lease will be extended to the remainder of 999 years at the point of sale

Management Fees: Paid every 6 months - the most recent payment was £1,536

Services: All mains services connected

Parking: 1 allocated parking space

Broadband: FFTP - Fibre to the property directly

Mobile Phone Coverage: No known issues, please contact your provider for further clarity





The Situation

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. This small leafy coastal town, straddling the Dorset/Hampshire border, is best known for Highcliffe Castle, an ornate early Victorian mansion, once home to Mr Selfridge and now an events venue. Its grounds enjoy outstanding views across Christchurch Bay towards the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Points Of Interest

Highcliffe High Street	0.3 Miles
Cliffhanger Restaurant	0.4 Miles
Highcliffe Beach	0.4 Miles
Highcliffe Castle	1.2 Miles
New Forest	3.0 Miles
Mudford Quay	3.2 Miles
Christchurch Centre & Station	3.9 Miles
London (1 hour 45 mins by train)	110 Miles

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



For more information or to arrange a viewing please contact us:

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