



ANDREE  
COURT



8 Andree Court

427 Lymington Road, Highcliffe, BH23 5EP

SPENCERS  
COASTAL



*A well-appointed top-floor apartment spanning 828 square feet, situated within a purpose-built development, with a share of freehold. Additionally, the property features communal gardens, a lift to all floors, and a single garage.*

### The Property

The property is accessible through a communal entrance hallway equipped with a lift to all floors.

Upon entry, you're greeted by a welcoming entrance hallway providing access to all accommodations, along with two storage cupboards.

There are two generously sized double bedrooms, each featuring built-in storage and serviced by a three-piece family shower room, complete with a spacious corner shower cubicle

To the rear lies a generously proportioned sitting room with sliding doors that open onto the rear balcony, offering a delightful southerly aspect.

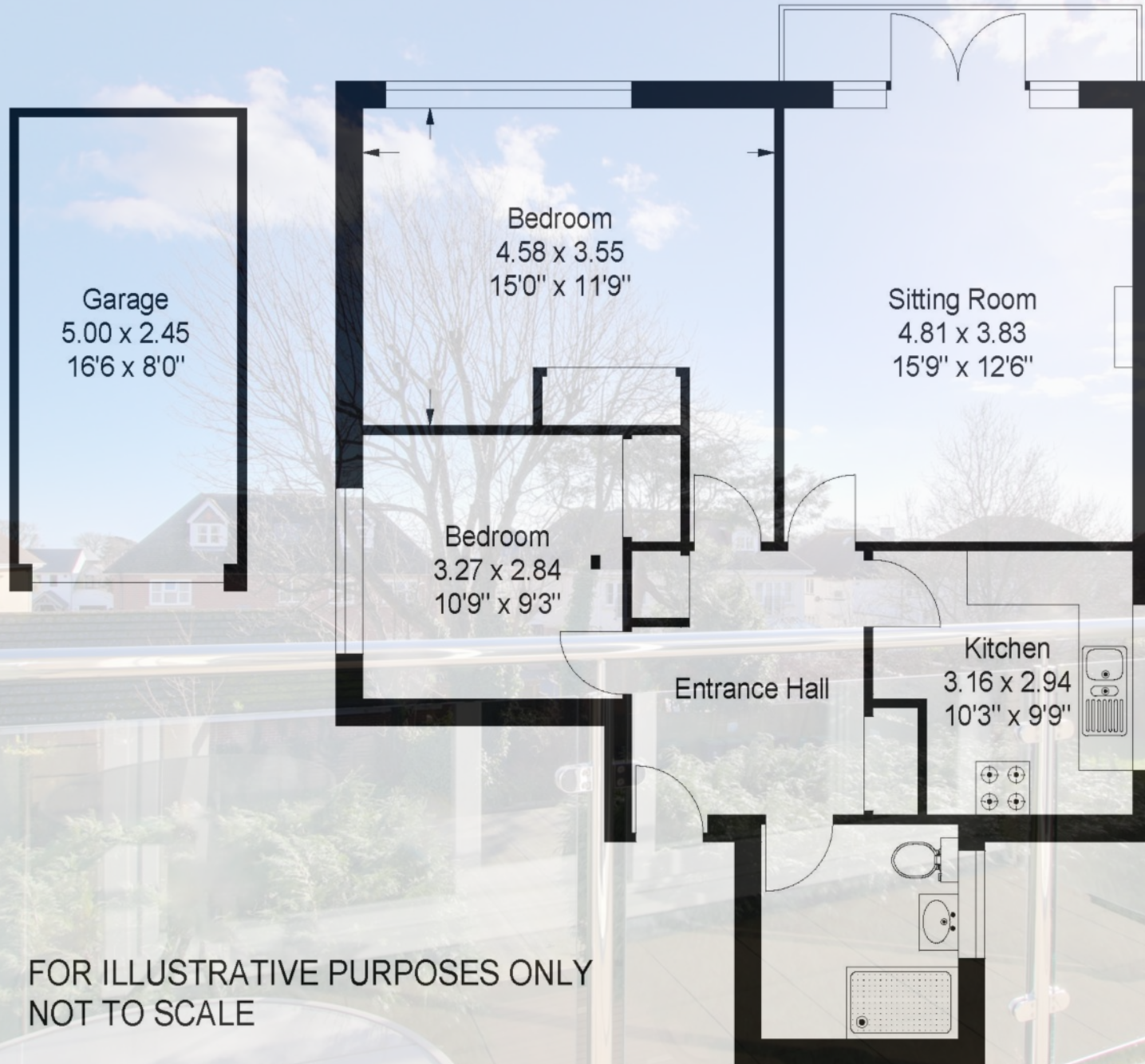
Adjacent to the sitting room is a separate kitchen comprising a good range of modern wall, floor, and drawer units with wood effect laminate work surfaces and contemporary tiled splashback.

The kitchen comes equipped with appliances including a fitted double oven, five-ring gas hob with an extractor fan overhead, and ample space and plumbing for white goods

**Guide Price**  
**£285,000**



FLOOR PLAN



FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



*Located in the heart of Highcliffe Town Centre, it offers convenient access to local amenities, the cliff-top, and the beach.*

### Services

Energy Performance Rating: D Current: 65 Potential: 74

Council Tax Band: C

Share of Freehold - 999 year lease from 2005.

Maintenance charge £491.50 quarterly.

All mains services connected.

### Points Of Interest

Highcliffe Town Centre	0.1 miles
Highcliffe Beach	0.5 miles
Muddeford Quay	2.9 miles
Highcliffe School	1.7 miles
Hinton Admiral train station	1.6 miles
Bournemouth Airport	7.9 miles
Bournemouth Centre	9.0 miles
London 2 hours by train	

### Important Information

Spencers of The New Forest 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:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)