



**Flat 5 Westwood Court**

*12 Wortley Road, Highcliffe, Christchurch, BH23 5DT*

**SPENCERS**  
COASTAL









*A delightful and extremely spacious three-bedroom penthouse apartment in immaculate condition throughout, ideally located on the fringes of the town centre and within walking distance of Highcliffe beach*

## The Property

Intercom access grants entry to the communal stairway leading to the apartment, which opens into a light and airy entrance hallway with space for storage or desk furniture.

At the end of the hallway, the highlight of the home is the delightful 'L' shaped dining family room, featuring a large south-facing balcony accessed via glazed sliding doors that overlook the pristine communal gardens. This space offers ample room for furniture as well as access to the eaves storage.

Adjacent is a contemporary white gloss kitchen with brushed chrome handles and quality granite work surfaces, under-unit lighting, and a skylight allowing for an abundance of natural light. It includes a range of fitted appliances, such as a halogen hob with a matching extractor fan, an integral fridge freezer and a double oven.

The primary suite is of excellent size, featuring a walk-through dressing area with built-in storage and mirrored sliding doors that open into the room. The suite offers additional storage and ample space for furniture. It also includes a three-piece en-suite with a white panelled bath with shower attachment, complete with fully tiled walls.

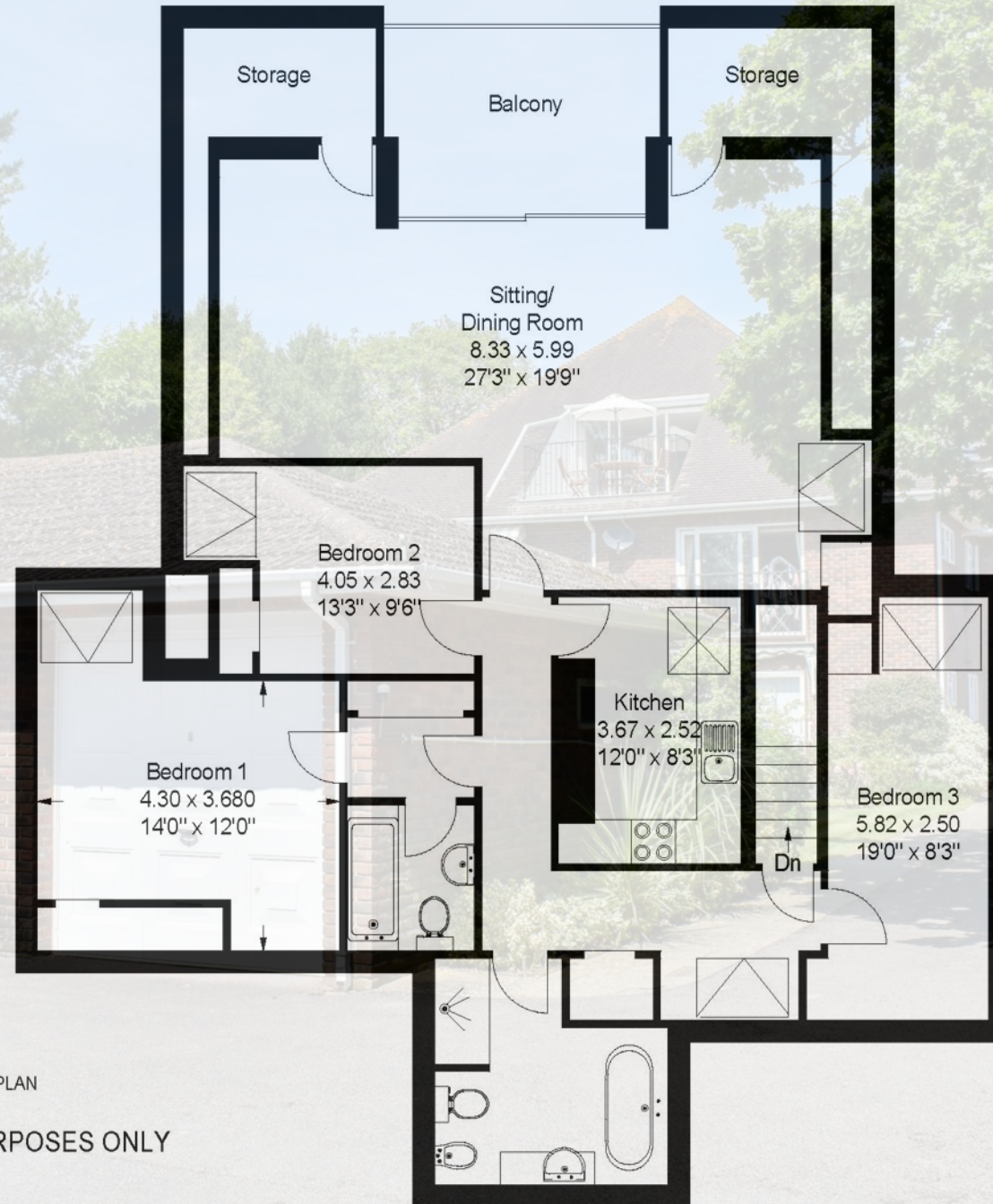


**£450,000**





# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 125sq.m. or 1345sq.ft.  
(Excludes Storage & Balcony)

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE





*Offering 1,300sqft of accommodation, it features a balcony overlooking the established south-facing communal gardens*

## The Property Continued . . .

Two additional bedrooms, both with built-in storage, are served by a generous four-piece family bathroom. This bathroom includes a large walk-in shower cubicle with feature tiled walls, a freestanding bath, a bidet, a WC, a hand wash basin, and a heated towel rail, all complemented by tiled flooring throughout.

The property also benefits from a spacious loft which can be reached via the hallway.

## Property Video

Point your camera at the QR code below to view our professionally produced video.







*The property also includes two allocated parking spaces, a single garage with electric door, and a share of the freehold*

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## Grounds & Gardens

Outside, the property is approached via a tarmac driveway leading to the rear parking area and garage block, which opens onto the manicured south-facing communal gardens.

## 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.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.







## Services

Energy Performance Rating: C Current: 71 Potential: 74  
Council Tax Band: C

Tenure: Share of Freehold  
Maintenance Charge: £2,000 per annum

All mains services connected  
Benefiting from FTTP broadband

## Points Of Interest

Cliffhanger Restaurant	0.2 Miles
Highcliffe Beach	0.2 Miles
Highcliffe Castle	1.0 Miles
Highcliffe High Street	0.1 Miles
Highcliffe School	1.7 Miles
New Forest	3.0 Miles
Mundeford Quay	3.0 Miles
Christchurch Centre & Station	4.0 Miles
Bournemouth Airport	8.3 Miles
Bournemouth Centre	9.3 Miles
London - 1 hour 45 minutes 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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