



11 Temperance Lodge,

14 Wharncliffe Road, Highcliffe BH23 5DD

SPENCERS
COASTAL





An impressive three-bedroom apartment, is situated in the prestigious Temperance Lodge development. Constructed by the highly regarded Pennyfarthing Homes, this residence holds a prime position on the front row of Highcliffe cliff top. It provides convenient access to an unspoiled coastline and beaches within 100 meters of the property, while also being within walking distance to the town centre. Additionally, the property benefits the added advantages of a garage, allocated parking and a communal lift.

The Property

A communal entrance with an intercom system guides you to the first floor, where access is granted to a generously sized, carpeted entrance hallway. This space offers entry to all accommodations.

Leading off the rear of the property is a fantastic open-plan kitchen/dining/sitting area, offering a delightful double aspect. Large tiled flooring neatly divides the different zones within this space.

The kitchen seamlessly integrates a variety of white gloss wall, floor, and drawer units, featuring under-unit lighting and quality quartz worksurfaces. The additional advantage of the peninsula unit creates a practical breakfast bar area.

Integral Neff appliances include double oven, four ring gas hob with extractor fan over, slimline dishwasher and fridge freezer

Opening through, there is ample space for dining and living furniture. French doors lead to the rear balcony, featuring a cladded floor and glass screening.

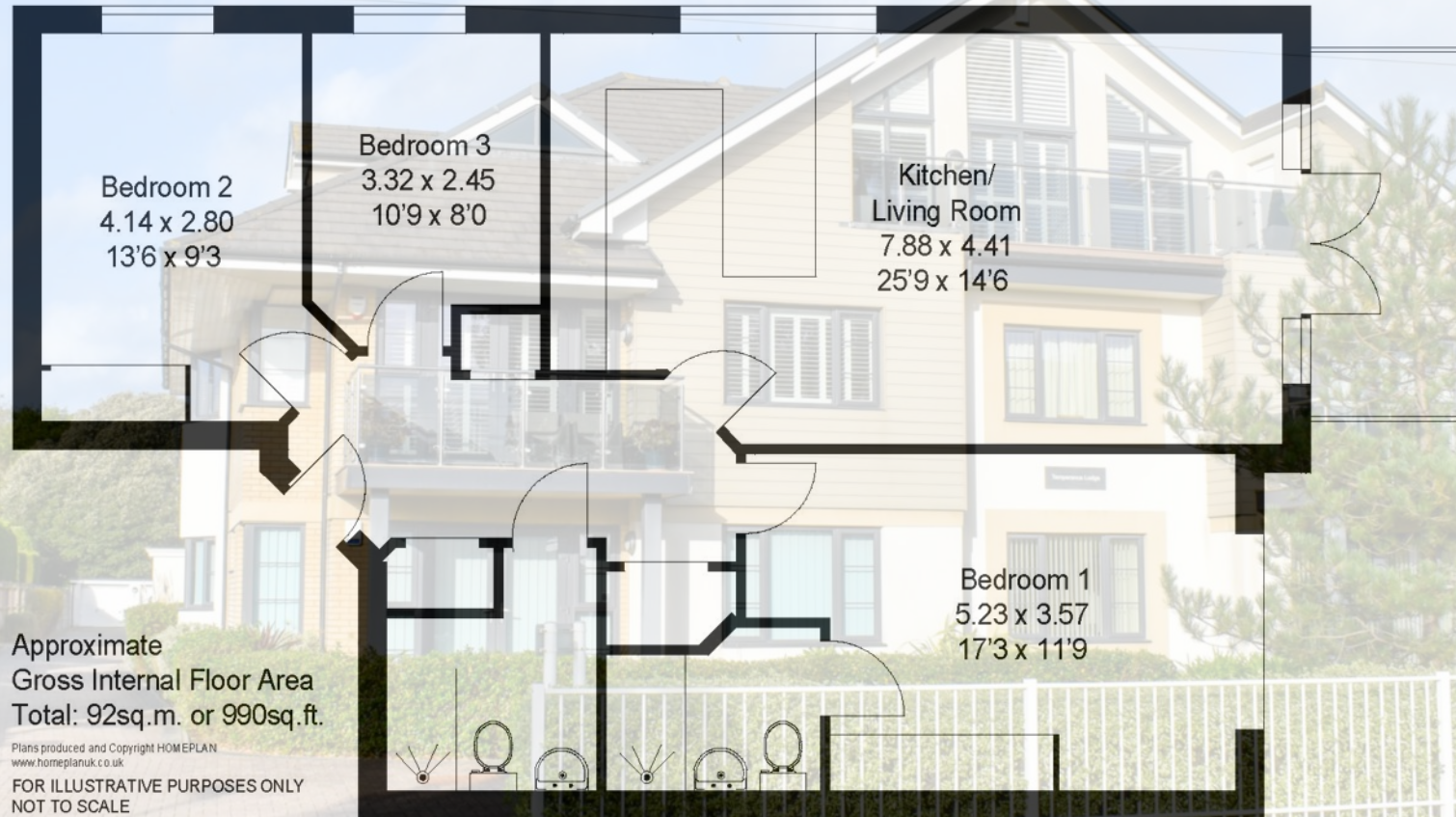
Also to the rear, there is a spacious primary bedroom suite that boasts double fitted wardrobes and access to a three-piece en-suite shower room. The en-suite features a sizable walk-in shower cubicle, WC, and a fitted basin unit, complete with fully tiled floors and walls.

Two additional generous bedrooms, both providing ample space for furniture and storage units.

Serviced by a three-piece family bathroom, featuring a white panelled bath with a distinctive tiled wall.



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 92sq.m. or 990sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Vacant possession, no forward chain

Grounds & Gardens

Highlighted by well-maintained communal grounds, this property includes a designated garage with an adjacent parking space.

Services

Energy Performance Rating: B Current: 86 Potential: 86

Council Tax Band: E

All mains services connected

Leasehold - 125 years from February 2014

Ground Rent £350.00 pa - Maintenance £1,610.00 pa

Points Of Interest

Highcliffe Town Centre	0.5 miles
Highcliffe Beach	0.2 miles
Highcliffe Castle	0.7 miles
Mudford Quay	2.7 miles
Highcliffe School	1.5 miles
Hinton Admiral train station	1.4 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	9.9 miles
London	2 hour 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:

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