



Flat 8 Elizabeth Court

10 Wortley Road, Highcliffe, Christchurch, BH23 5DT

SPENCERS
COASTAL





Spencers are delighted to offer to the market this one bedroom top floor apartment, located within easy, level walking distance to Highcliffe High Street and just a five-minute stroll to the beach. This well-presented apartment offers a peaceful outlook and comfortable living in a desirable area

The Property

Access to the apartment is via a secure communal entrance. Two flights of stairs lead to the top floor, where you'll find the private entrance to the flat.

Upon entering, you're welcomed into a hallway that provides access to all rooms. The spacious lounge/living room enjoys a south-facing aspect, with a Velux window offering pleasant views over the communal gardens.

Adjoining the living area is a dining/kitchen space fitted with a range of wall-mounted and freestanding units, a stainless steel sink, oven, and extractor hood.

There is also a useful storage cupboard just off the kitchen.

£175,000





The Property Continued...

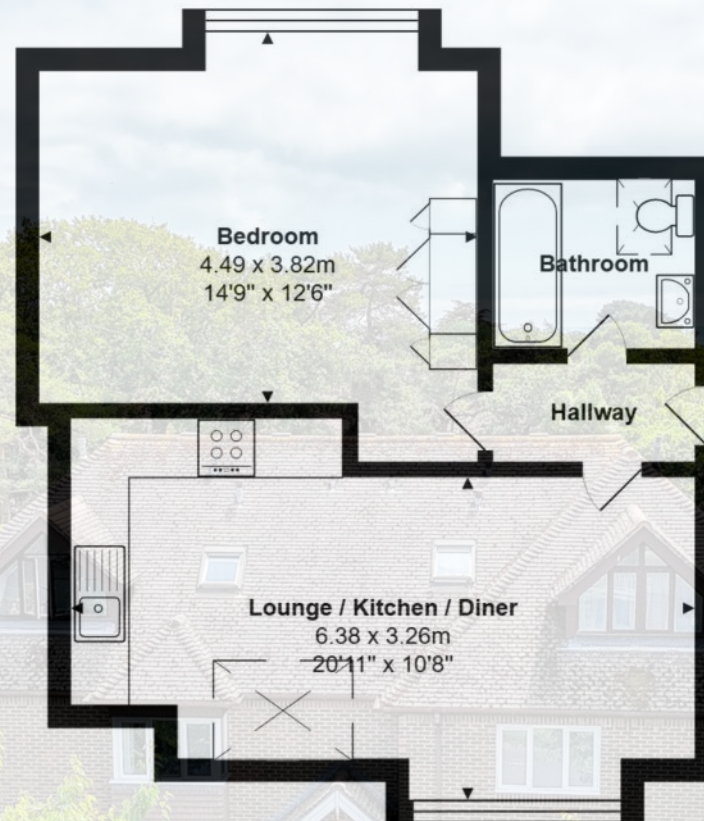
The double bedroom is a generous size, with a window overlooking the front of the property.

The bathroom comprises a bathtub, WC, wash hand basin, and a mirror above the sink.

A useful storage cupboard is also located off the entrance hallway.



FLOOR PLAN



Total Area: 44.7 m² ... 481 ft²

All measurements are approximate and for display purposes only



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.



Outside

Elizabeth Court is surrounded by well-maintained communal gardens.

A driveway to the left of the building provides access to visitor parking and a block of garages—this apartment benefits from its own garage.

In addition, there is a communal drying area and a shared bin store.

Additional Information

Energy Performance Rating: D Current: 68 Potential: 77

Council Tax Band: B

Tenure: Share of Freehold

Lease Length: 997 years remaining

Service Charge: £1,860 per annum

Services: All mains services connected

Garage: 1x in block

Broadband: Superfast broadband with speeds of 80 Mbps is available at the property (Ofcom)

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

Tree Preservation Order (TPO): Yes

Restrictions: Yes, the property is subject to restrictive covenants





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 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	0.1 Miles
Cliffhanger Restaurant	0.2 Miles
Highcliffe Beach	0.2 Miles
Highcliffe Castle	1.0 Miles
Highcliffe School	1.7 Miles
New Forest	3.0 Miles
Mudford 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



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

www.spencersproperty.co.uk