



245 Lymington Road

*Highcliffe, Christchurch, BH23 5EB*

SPENCERS  
COASTAL





*Cash Buyers Only - A charming two-bedroom maisonette in the heart of Highcliffe High Street, just moments from the stunning cliff top. This delightful home features a generous south-facing garden, complete with external storage*

## The Property

A private staircase leads to the entrance, opening into a thoughtfully designed kitchen that overlooks the garden. This well-equipped space includes a double oven, electric hob, built-in slimline dishwasher, and washing machine, offering both style and functionality.

The spacious living room is filled with natural light, with a patio door leading to a south-facing balcony—perfect for enjoying the sunshine.

The fully tiled bathroom includes a bath with an overhead shower, a WC, and a washbasin. A privacy window allows natural light while maintaining seclusion.

Also on this level, a bright double bedroom overlooks the front of the property. Large bay windows fill the room with light, and fitted storage provides practical convenience.

Stairs ascend to the dual-aspect principle bedroom, a unique and characterful space with built-in storage. Overlooking both the front and rear gardens, this charming retreat offers a wonderful sense of space and tranquillity.

**OIEO £180,000**





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*This beautiful maisonette combines charm, practicality, and an enviable location, making it an excellent opportunity for those seeking coastal living at its finest*

## Outside

The south-facing garden is a real highlight—generously sized and primarily paved, with a lawned area at the rear. It also includes a fully insulated garden shed, ideal for conversion into a home office or for use as additional storage.





# AWAITING FLOOR PLAN

## 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.





## Additional Information

Energy Performance Rating: D Current: 66 Potential: 71  
Council Tax Band: B

Tenure: Leasehold  
Lease Length: 999 years from March 2006

Ground Rent: Peppercorn

Services: All mains services connected  
Parking: None

Broadband: Superfast broadband with speeds of 55 Mbps is available at the property (Ofcom)  
Mobile Phone Coverage: No known issues, please contact your provider for further clarity

Rights of Way: The freeholder has access along the side path to the bins

**Agents Note:** Spencers are marketing this property in association with Rapid Sale.

## 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.







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

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