



347 Lymington Road

Highcliffe, Christchurch, BH23 5EG

SPENCERS
COASTAL





A well-presented two-bedroom first floor flat ideally located on Highcliffe's bustling high street, just a 10-minute walk from the stunning beaches and scenic cliff top

The Property

Entering from the rear of the building through a secure communal door, a staircase leads up to the first floor and the flat's private entrance. Upon stepping inside, you're welcomed by a bright entrance hallway providing access to all principal rooms.

At the front of the property is the spacious living/dining room, featuring a beautiful double-glazed bay window overlooking the High Street. The room benefits from additional sound insulation. The room is centred around an attractive electric fireplace, with ample space for both seating and dining areas, and a central ceiling light point completing the setting.

From the hallway, a part-glazed door opens into the kitchen/breakfast room, which offers a range of wall-mounted and base units with wraparound work surfaces. A feature AGA-style cooker set within a brick surround adds character, while a ceramic sink sits beneath a rear-facing window overlooking the south-facing parking area. There is space for kitchen appliances and a breakfast bar that comfortably seats two to three people, plus a useful pantry cupboard housing the boiler.

£199,950





This charming home combines convenience and coastal living, with easy access to local shops, cafés, and transport links

The Property Continued...

The principal bedroom is a generous double with fitted furniture and a charming bay window overlooking the front of the property. The room benefits from additional sound insulation to minimise any noise.

Bedroom two is situated at the rear and makes an ideal single bedroom, home office, or study, with a window enjoying a sunny south-facing aspect.

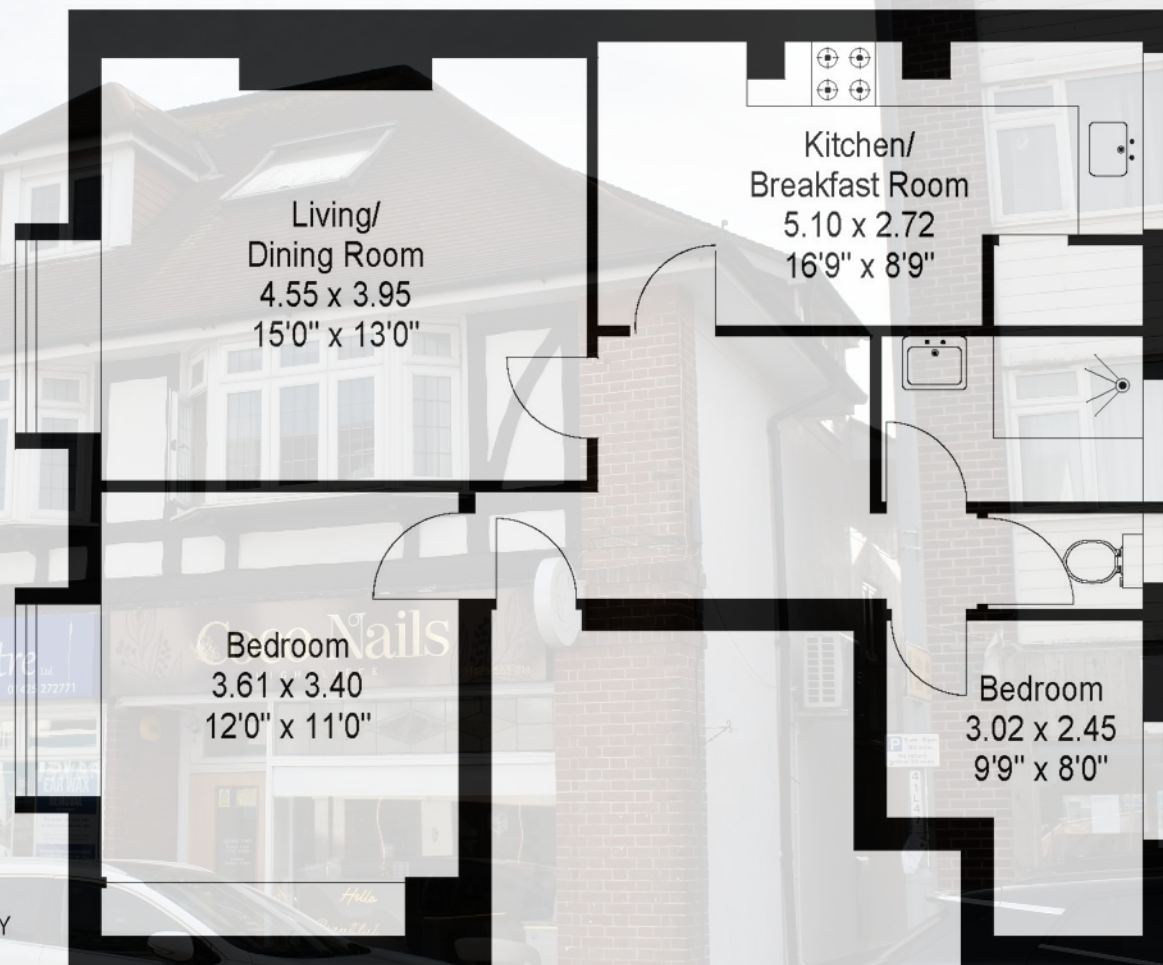
The bathroom comprises a wash had basin as well as a shower over corner feature bath and an obscure glazed window for privacy, with a separate WC located next door too bathroom.



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.

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 67sq.m. or 721sq.ft.

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FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE



Outside

The property benefits from an allocated parking space located at the rear of the building.

Additional Information

Energy Performance Rating: D Current: 63 Potential: 70

Council Tax Band: B

Tenure: Leasehold

Lease Length: 125 years as of 1999 - 99 years remaining

Service Charge: £1,098 per annum - covering building insurance and the upkeep of communal areas

Ground Rent: £200 per annum

Services: All mains services connected

Heating: Gas central heating

Parking: 1 x allocated space

Broadband: Cable broadband

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



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 Town Centre	0.2 miles
Highcliffe Beach	0.6 miles
Hinton Admiral Train Station	1.4 miles
Highcliffe School	1.5 miles
Mudford Quay	2.7 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	10.4 miles
London	2 hours by train



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

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