



Flat 7 The Hoy

167-169 Lymington Road, Highcliffe, Christchurch, BH23 4JS

SPENCERS





A well-appointed two bedroom, two bathroom top floor garden view apartment, built in 2021, extending to approximately 828 sqft of accommodation and accessible via a lift

The Property

The apartments are approached via an intercom entry system and are accessed by lift or stairs.

The front door opens into a welcoming entrance hall providing access to all accommodation, with the added convenience of a cloak cupboard and separate utility cupboard.

A spacious open plan kitchen, dining and living area features quality LVT flooring throughout and offers ample space for a variety of furniture layouts.

The kitchen is fitted with a comprehensive range of contemporary grey wall, floor and drawer units, complemented by light quartz work surfaces.

Integrated appliances include a single oven, microwave, four-ring gas hob with extractor fan over, fridge freezer and dishwasher.

£325,000

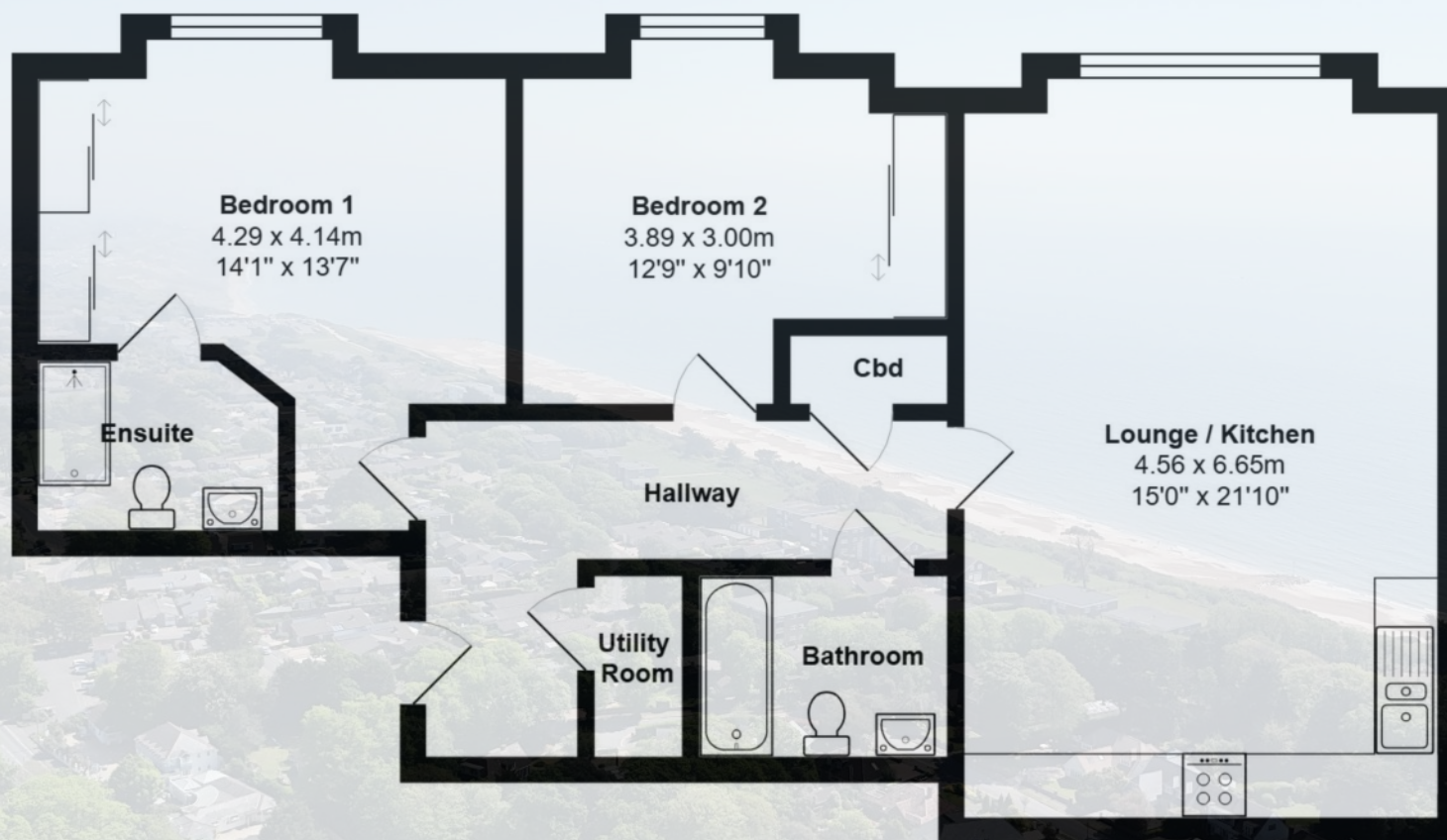


2

1

2

FLOOR PLAN



Second Floor

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.



Ideally situated within close proximity to Highcliffe village centre and Hinton Admiral Railway Station, and just a short walk from Highcliffe Castle and the beach

The Property Continued...

There are two well-proportioned double bedrooms, both offering generous space for storage and furniture, complete with fitted wardrobes.

The primary bedroom further benefits from a modern en-suite shower room comprising a large walk-in shower and contemporary tiled walls.

The family bathroom is finished to a high standard, featuring a white panelled bath with shower screen and rainfall shower attachment over, WC, wall-hung basin with storage unit and part tiled walls.

Property Video

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





The property also benefits from allocated parking

Additional Information

Energy Performance Rating: B Current: 84 Potential: 84
Council Tax Band: D
Tenure: Leasehold

Lease Length: 125 years from June 2021 - 121 years remaining
Leasehold Restrictions: No short term rentals/holiday lets

Service Charge: £870 paid every 6 months
Ground Rent: £175 per annum

All mains services connected

Parking: 1x allocated space

Broadband: FFTC - Fibre-optic cable to the cabinet, then to the property

Mobile Phone Coverage: The seller has experienced some intermittency with signal dependent on your position within the property, we would recommend contacting your provider for further clarity

Tree Preservation Order (TPO): Yes

Pets: Allowed under license



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.

Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

Points of Interest

Highcliffe Town Centre	0.4 miles
Highcliffe Beach	0.9 miles
Highcliffe Castle	0.2 miles
Mudford Quay	2.7 miles
Highcliffe School	1.9 miles
Hinton Admiral Train Station	0.9 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	8.7 miles
London	2 hours 15 mins by train



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, Christchurch, BH23 5EZ
T: 01425 404 088 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk