



10 Rothesay Point

15 Wharncliffe Road, Highcliffe, BH23 5DB

SPENCERS  
COASTAL









*An extraordinary opportunity arises with this stunning penthouse apartment, located within an exclusive development. It unveils breathtaking, uninterrupted 180-degree panoramic vistas from its expansive, wrap-around south-facing balcony, capturing the enchanting beauty of Christchurch Bay, the Isle of Wight, and Studland Bay.*

## The Property

On the fourth floor, the entrance hallway of the penthouse apartment grants access to all accommodations, including storage and airing cupboards. Skylights adorn the space, flooding it with natural light.

On the left side of the hallway, a set of double casement doors welcomes you into the generously proportioned L-shaped kitchen, dining, and family room. This inviting space offers plenty of room for furnishings, complemented by its expansive wall-to-wall windows and French doors that open onto the extensive wrap-around balcony. From here, you can indulge in the stunning south-facing coastal views across Christchurch Bay.

The kitchen area showcases expansive tiled flooring throughout and offers a comprehensive array of wooden wall, floor, and drawer units. These are elegantly enhanced by high-quality, light granite work surfaces, beautifully accented by tiled splashbacks.

Integrated appliances include a five-ring gas hob with a stainless steel extractor fan overhead, a double oven with a warmer drawer below, and ample space for a fridge freezer.



**£799,950 Share of Freehold**





*Conveniently positioned just a short stroll from the sandy beaches below and the vibrant village center of Highcliffe, this property offers three bedrooms spread across over 1000 sq ft of luxurious living space, perfectly complemented by the convenience of underground parking.*

### The Property Continued...

The accommodation consists of three double bedrooms, each offering ample space for furniture and storage. Serviced by a three-piece family bathroom, it includes a paneled bath with a shower attachment overhead, complete with fully tiled walls and floors.

The primary bedroom is a standout feature of the property, featuring double built-in wardrobes, a delightful double aspect with sea views, and direct access to the balcony through an access door. It also includes a generous three-piece ensuite, comprising a large shower cubicle, WC, and hand wash basin with fitted storage, all finished with tiled floors and walls.

### Property Video

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







## Grounds & Gardens

Rothesay Point is accessed through a gated entry with an intercom system, leading to the private parking forecourt that includes visitor bays.

The driveway extends to the underground parking area, providing access to the apartment via either the elevator or staircase.

## The Situation

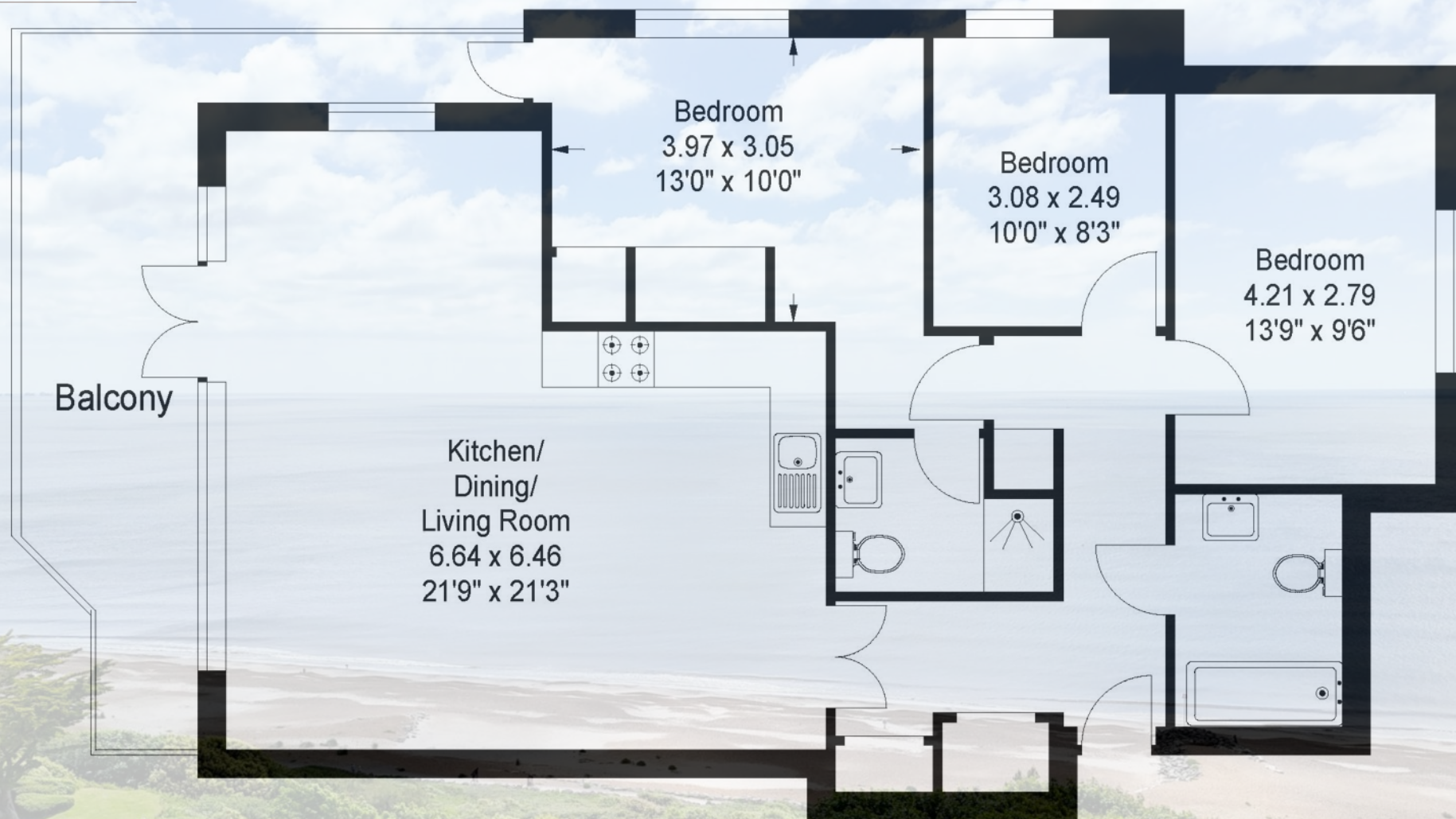
Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. 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.



## FLOOR PLAN



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

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FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE







## Services

Energy Performance Rating: D Current: 68 Potential: 78

Council Tax Band:

All mains services connected

Share of Freehold - circa 980 years remaining on the lease.

## Points of Interest

The Cliffhanger Restaurant	0.5 miles
Highcliffe Town Centre	0.2 miles
Highcliffe Beach	0.5 miles
Highcliffe Castle	0.6 miles
Chewton Glen Hotel and Spa	1.5 miles
Mudford Quay	2.8 miles
Avon Beach	2.5 miles
The Noisy Lobster	2.5 miles
Highcliffe School	1.2 miles
Hinton Admiral train station	1.3 miles
Bournemouth Airport	7.6 miles
Bournemouth Centre	10.5 miles
London 2 hours 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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