



Flat 5 Newtown House

24 Waterford Road, Highcliffe, BH23 5FY

SPENCERS
COASTAL





Built just two years ago and finished to an exceptional standard throughout, this beautifully presented two-bedroom ground floor apartment is ideally located just moments from the stunning Highcliffe coastline

The Property

Set across a single level, the apartment welcomes you via a spacious entrance hallway that flows effortlessly into a bright and airy open-plan kitchen/living area. Full-height sliding doors open directly onto the private patio, creating a seamless indoor-outdoor living experience.

The kitchen is fitted with high-spec integrated appliances, ample cabinetry, and stylish worktops, all complemented by elegant hardwood flooring and contemporary finishes.

Both bedrooms are spacious doubles, featuring floor-to-ceiling windows that flood the rooms with natural light.

The apartment is completed by a luxurious, fully tiled bathroom with a modern suite, including illuminated vanity units and high-quality fittings.



£290,000





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Offering stylish, low-maintenance living, the property is perfectly suited to first-time buyers, downsizers seeking a coastal retreat, or those looking for a high-quality investment opportunity

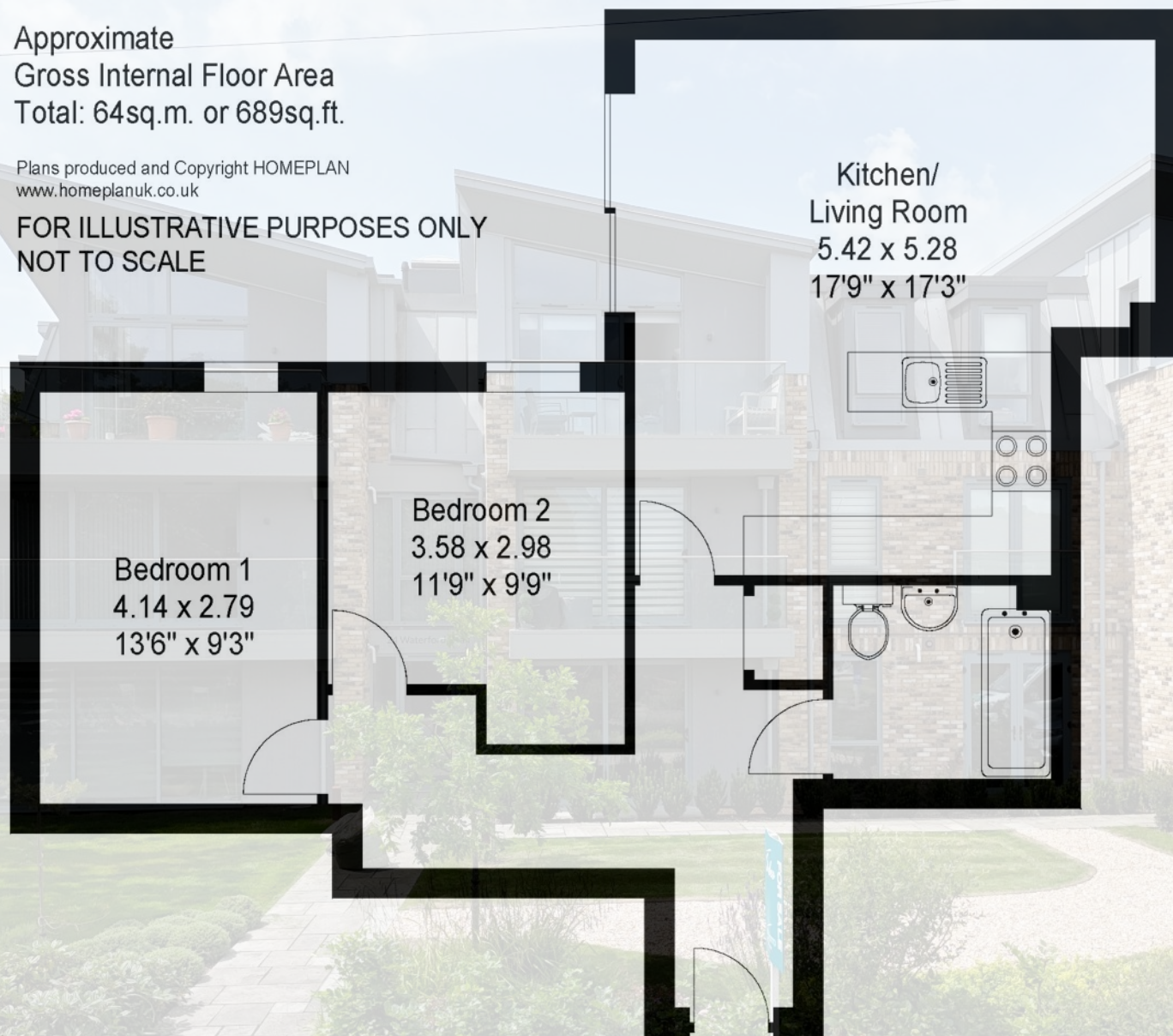


FLOOR PLAN

Approximate
Gross Internal Floor Area
Total: 64sq.m. or 689sq.ft.

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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.



Highlights include two generous double bedrooms, gas underfloor heating, a sleek open-plan kitchen/living space, private rear patio, and allocated off-road parking

Outside

Outside, the property boasts a private rear patio—ideal for al fresco dining or entertaining—as well as one allocated parking space.

Residents also benefit from the property's enviable proximity to Highcliffe's cliff-top walks, beaches, and a variety of local amenities, making it a superb lifestyle purchase.

Additional Information

Energy Performance Rating: B Current: 83 Potential: 83

Council Tax Band: C

Tenure: Share of Freehold

Lease Length: 999 years from September 2022

Service Charge: £1,100 per annum - contributing towards maintenance for the gardens and common areas, lift maintenance and insurances

Services: All mains services connected

Parking: 1x allocated space

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

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, family butcher 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 Beach	0.2 Miles
Cliffhanger Restaurant	0.2 Miles
Highcliffe High Street	0.3 Miles
Highcliffe Castle	1.2 Miles
New Forest	3.0 Miles
Mudford Quay	3.2 Miles
Christchurch Centre & Station	3.9 Miles
London (1 hour 45 mins by train)	110 Miles



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

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