



Flat 3 Brinley House

*Stanley Road, Highcliffe, Christchurch, BH23 5FA*

SPENCERS  
COASTAL







*No Forward Chain - An immaculately presented three-bedroom ground floor apartment, offering generous open-plan living space extending to approximately 1,084 sqft*

## The Property

**Guide Price £475,000 - £485,000**

Secure intercom entry leads into a well-maintained communal hallway, with access to the apartment. Inside, a spacious and welcoming entrance hall provides access to all principal rooms, as well as a useful utility room with plumbing and space for white goods, and an airing cupboard.

All three bedrooms are well-proportioned and offer ample space for furnishings and storage. They are served by a sleek four-piece family bathroom, comprising a panelled bath with shower attachment, a separate corner shower, WC, and hand wash basin, all set against smartly tiled floors and walls.

The principal bedroom is particularly generous in size and features built-in double wardrobes along with a contemporary en-suite shower room, complete with a large walk-in shower, WC, and vanity unit with inset basin, finished with stylish tiling.

The heart of the home is the superb open-plan kitchen, dining and living space. Enjoying a sunny double aspect and floor-to-ceiling windows, this bright and airy room opens directly onto a private patio area.

**£475,000**







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*Built in 2017 by Pennyfarthing Homes, the property enjoys a prime position in the heart of Highcliffe village, just 0.5 miles from the beach*

## The Property Continued...

The kitchen itself is well-appointed with a range of cream gloss units, a coordinating peninsular with breakfast bar seating, and integrated appliances including a gas hob with extractor, double oven, fridge freezer and dishwasher, all set on attractive tiled flooring.

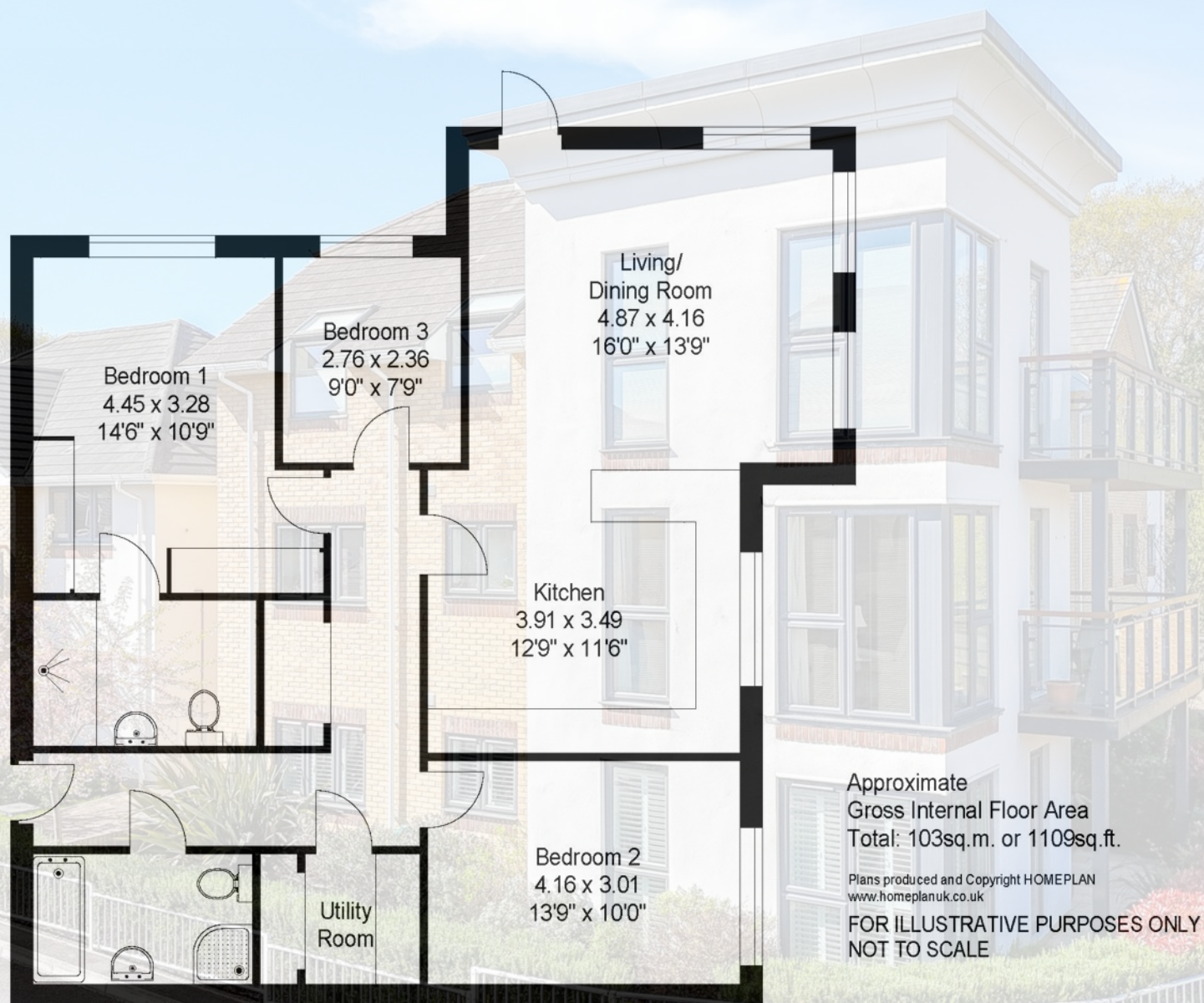


## Important Information

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







*Additional benefits include a single garage and casual residents' parking*

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## Outside

The private patio area features a paved terrace with space for garden furniture – an ideal setting for alfresco dining.

## Additional Information

Energy Performance Rating: B Current: 84 Potential: 84

Council Tax Band: E

Tenure: Leasehold

Lease Length: 117 years remaining

Service Charge: £2,145.88 per annum

Ground Rent: £395 per annum (due to increase in 2026)

Ground Rent Review Period: Every 10 years

Services: All mains services connected

Parking: Garage and unallocated residents parking

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

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

Restrictions: No pets or short term lets allowed





## 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	0.1 miles
Highcliffe Beach	0.5 miles
Mudford Quay	3.2 miles
Highcliffe School	1.7 miles
Hinton Admiral Train Station	1.6 miles
Bournemouth Airport	7.7 miles
Bournemouth Centre	9.4 miles
London	2 hours by train





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

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