



**3 Whitehays House**

*105 Salisbury Road, Burton, BH23 7JR*

**SPENCERS**  
COASTAL



*A charming and spacious two-bedroom apartment spanning 800 sqft of accommodation, situated on the first floor of a converted Grade II listed country house. The property also features a share of the freehold and allocated parking.*

### The Property

An intercom system grants access to the communal entrance lobby, where stairs rise to the first floor, providing access to No. 3.

A stunning living room showcases four large bay windows and tall ceilings, allowing plenty of natural light and enjoying far-reaching countryside views. There is ample space for living and dining furniture.

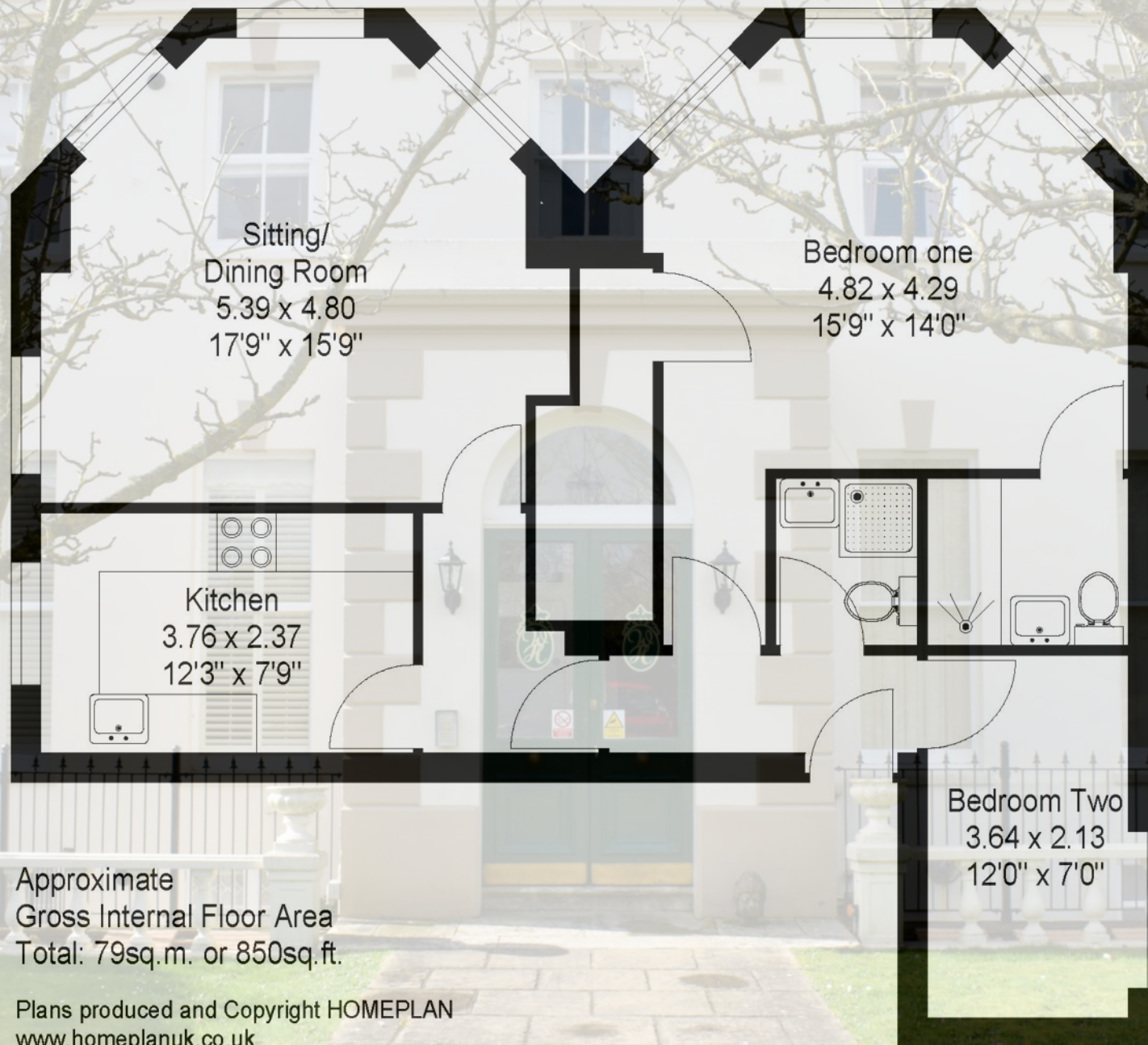
A separate kitchen with tiled flooring throughout overlooks the front aspect and surrounding gardens, offering a good range of wall, floor, and drawer units. It houses the boiler (installed in 2021) and incorporates a fridge/freezer, dishwasher, washing machine, and four-ring gas hob with an extractor fan over.

The primary bedroom is generously sized and enjoys a large sunny aspect, benefiting from built-in storage and an en-suite bathroom. The en-suite comprises a panelled bath with a shower attachment, WC, and handwash basin, finished with partly tiled walls and floor

Bedroom two offers space for a double bed and storage furniture and is serviced by a three-piece family shower room

**£295,000** Guide  2  1  2

FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 79sq.m. or 850sq.ft.

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NOT TO SCALE



*Enjoying countryside views, it's conveniently located within a short level walk to local amenities and close distances from the New Forest and the coastal town of Christchurch.*

## Grounds & Gardens

Outside, the property is accessed via a large sweeping gravel driveway, leading to allocated parking and providing access to the well-maintained communal gardens.

## Services

Energy Performance Rating: C Current: 73 Potential: 83

Council Tax Band: D

All mains services connected

Share of Freehold

No holiday lets



## 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

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