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FLAT 24 BEACON DRIVE, HIGHCLIFFE BH23 5BY PRICE £415,000 SHARE OF FREEHOLD

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# Front row, top floor apartment with stunning sea views, direct beach access and pet friendly.

Flat 24 Beacon Drive, Highcliffe BH23 5BY  
Price £415,000 **Share of Freehold**

01425 270 055  
highcliffe@winkworth.co.uk

## Situation:

The property enjoys direct access to the award winning sandy beach which allows dogs all year round.

The area features some of most beautiful coastline along with Highcliffe Castle, Steamer Point Nature Reserve, Avon Beach, Mudeford Quays and only a 5 minutes' drive to The New Forest National Park.

Only 400 metres walk to the village of Highcliffe which offers an array of cafes, restaurants, shops and two supermarkets.

The beautiful town of Christchurch is less than 4 miles away, with Bournemouth and Southampton adjacent.

Nearby is Hinton Admiral mainline train station with regular services to Bournemouth, Southampton, and London Waterloo.

## Description:

Boasting a prime location with stunning 180 degree uninterrupted sea views including the Isle of Wight and Mudeford.

Top floor apartment with large picture window and private balcony overlooking the sea.

Rarely available, spacious open plan living area.

Tastefully decorated with two double bedrooms.

Fully fitted kitchen also has coastal views, modern appliances, and ample storage.

This development is pet friendly, which is a rare find, along with direct access to the beach which allows dogs all year round.

Both bedrooms are generously sized with the principal room benefiting from a range of fitted wardrobes. The apartment also benefits from a good-sized family bathroom.

The property has a single garage and ample residence parking.

Lease: Share Of Freehold

Service Charge – Approximately £1300 p/a

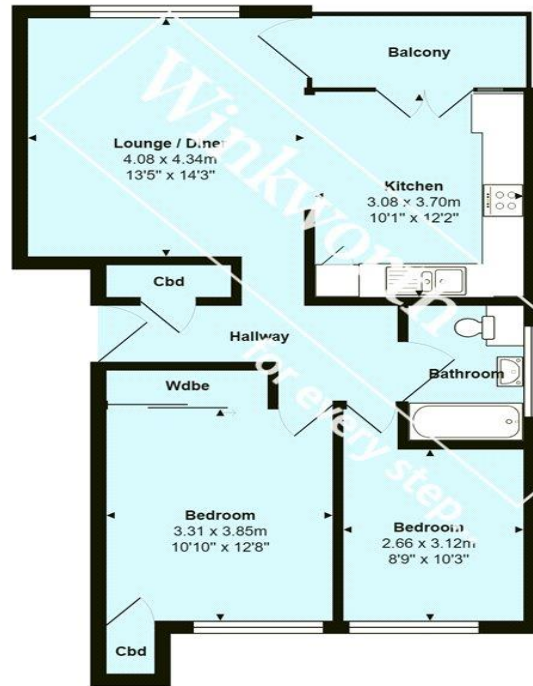
## Summary:

- Direct beach access and dog friendly
- Ideally located for sailing, surfing, and water sports enthusiasts
- Sea view lounge with large picture window
- Sea view balcony
- Fitted kitchen
- Spacious open plan living
- Two double bedrooms
- Garage and parking
- Council tax band D
- Share of freehold

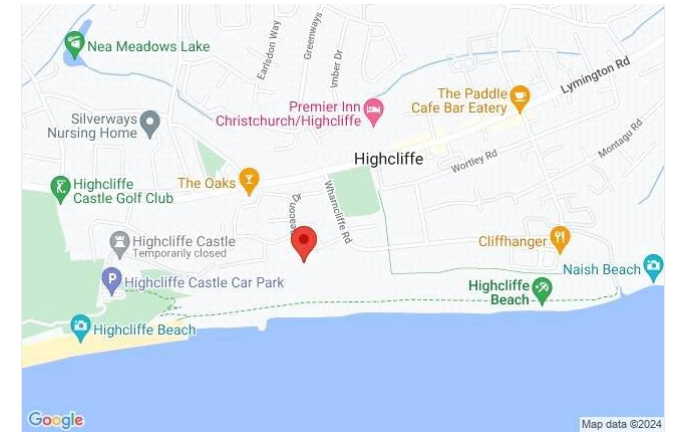
## Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Take the first left onto Wharncliffe Road and the second right onto Beacon Drive where Beacon Court can be located on the left.





Total Area: 69.1 m<sup>2</sup> ... 743 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk



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