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FLAT 2 HERTFORD COURT, HIGHCLIFFE BH23 5DG PRICE £350,000 SHARE OF FREEHOLD

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A first floor three bedroom apartment with stunning sea views.

Flat 2 Hertford Court, Highcliffe BH23 5DG

Price £350,000 **Share of Freehold**

01425 270055

highcliffe@winkworth.co.uk

Location:

The village of Highcliffe enjoys an array of local amenities including an excellent variety of cafes, restaurants, and shops and both Co-op & Tesco supermarkets, with more extensive facilities slightly further afield in Christchurch and New Milton.

Within walking distance of the property are stunning local beaches—the walk from Highcliffe beach to Avon beach and Mundeford Quay is fantastic, the New Forest National Park, offering some of the country's most stunning countryside interwoven with ancient woodland, is also nearby.

Hinton Admiral train station is only a short distance from the property, providing a regular service to Bournemouth and Southampton and Clapham Junction and London Waterloo.

Description:

The property is entered through a communal entrance into the well-maintained common parts with the staircase leading up to the first floor.

The substantial size lounge/diner room has a large bay window enjoying coastal views towards the west, and large picture window with patio door leading on to the south facing balcony, with superb sea views over Christchurch Bay.

The open plan kitchen now in need of updating offers a decent size to create a beautiful kitchen.

There are two double bedrooms both with fitted wardrobes with the principal bedroom enjoying stunning sea views. The third bedroom is a good size single or study.

There is also a well-appointed shower room, which has been recently updated.

The current vendor has started to create space to create a separate w/c but needs to be completed.

Outside, to the rear of the building, is a single garage in a block and ample visitors parking.

Offered with no forward chain.

Summary:

- Two bedrooms
- Shower room
- Open plan kitchen
- Lounge/diner with balcony
- Single garage in a block
- Visitors parking
- Share of Freehold
- Council tax band D

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights. Turn right at the lights and proceed down Waterford Road to the bottom and follow the road round to the right and Herford Court can be located immediately on the right hand side.



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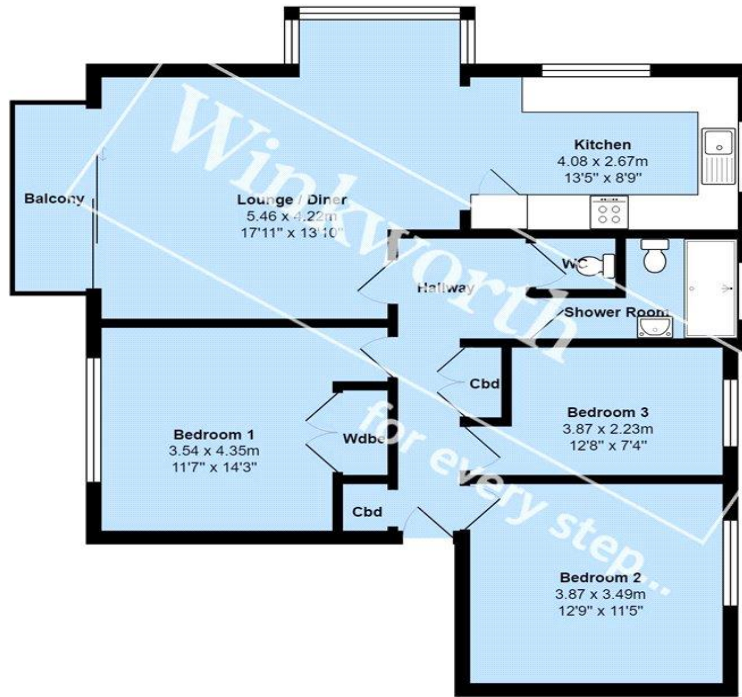
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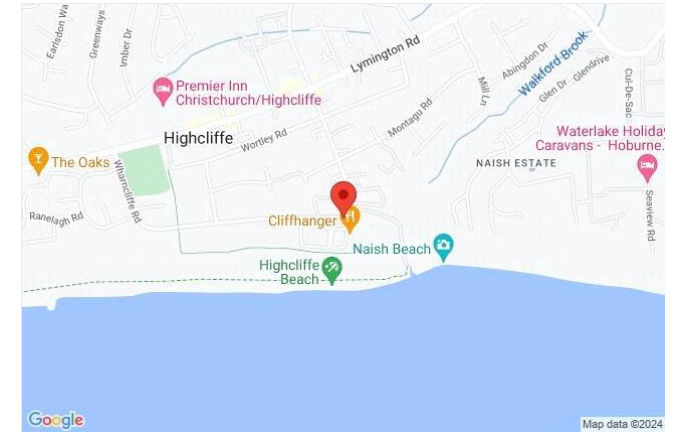
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Total Area: 88.8 m² ... 956 ft² (excluding balcony)
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	77	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk



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