



Winkworth
for every step...

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FLAT 1 FULMER COURT, HIGHCLIFFE BH23 5DX PRICE £600,000 SHARE OF FREEHOLD

Winkworth

for every step...

A beautiful fully-refurbished flat with stunning sea views.

Flat 1 Fulmer Court, Highcliffe BH23 5DX

Price £600,000 **Share of Freehold**

01425 270 055

highcliffe@winkworth.co.uk

Location:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and two supermarkets with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park offering some of the country's most stunning countryside interwoven with ancient woodlands.

The property is also located within the popular Highcliffe School and Highcliffe St Marks Primary School catchment areas.

Description:

Fully refurbished throughout, this exceedingly stylish modern flat is very close to Highcliffe's beautiful beach and features:

A bright and spacious entrance hall with ample storage cupboards.

A large stunning south facing living room providing ample space for living and dining, with sliding doors opening onto the private patio affording simply stunning views of Christchurch Bay, Mudeford and beyond to the Purbecks in the distance.

Stylish kitchen with beautiful ultra-high gloss handleless units and quartz work surfaces. Fitted with integrated appliances including a built-in fridge freezer, Neff self-cleaning oven, Zanussi induction hob and Bosch built in microwave and dishwasher. The stunning sea views can also be enjoyed from the kitchen through the large dining room pass.

The dining room/study is a good size room providing versatile accommodation.

Beautifully fitted bathroom with full suite and shower over the bath. Separate cloakroom with W/C and utility cupboard with space & plumbing for washing machine and tumble dryer.

Two generously sized double bedrooms both with fitted wardrobes.

Single garage in nearby block.

Well maintained communal gardens with stunning sea views.

Service charges – c. £1,800 PA + £400 PA sinking fund

Lease Length – c. 175 years remaining

Summary:

- Fully refurbished ground floor flat
- Two bedrooms
- Fitted kitchen
- Bathroom
- Two reception rooms
- Private patio
- Communal Gardens
- Garage and off-street parking
- Share of Freehold
- BCP Council tax band D
- Service charge - c.£1,800 PA + £400 PA sinking fund
- Lease length – c.175 years remaining

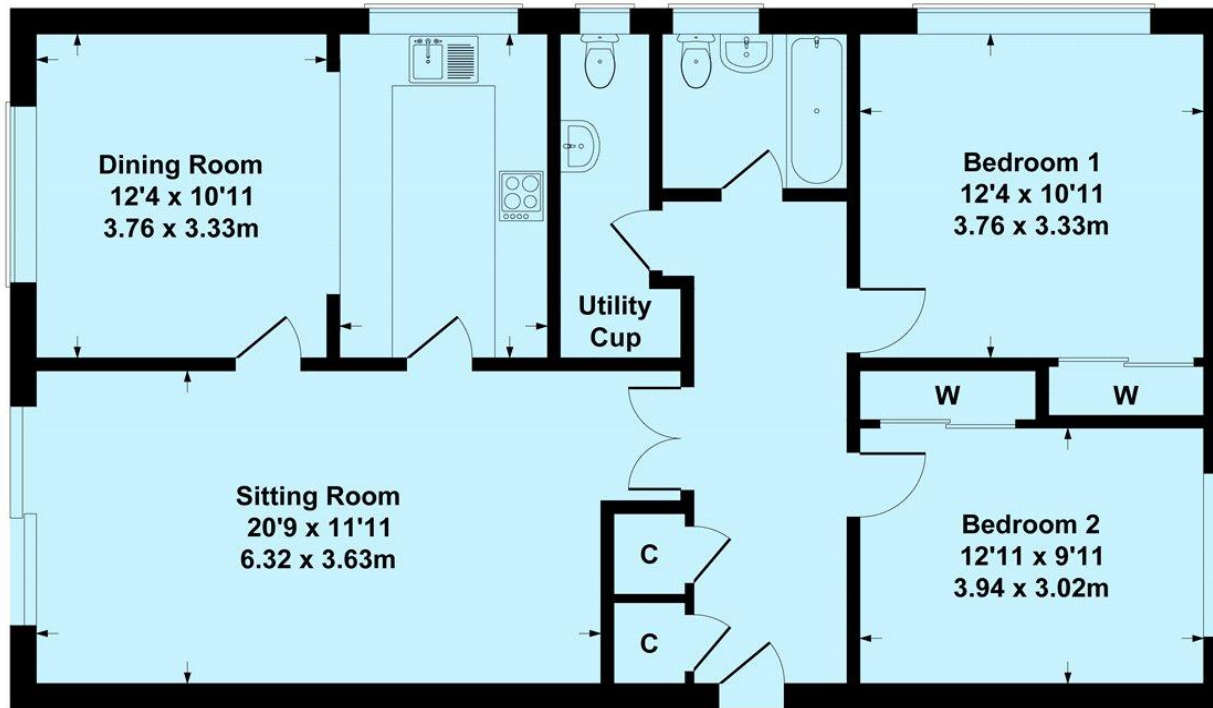
Directions:

From the Highcliffe office turn left and continue on the Lymington Road. Turn left onto Wharnclyffe Road and take first right onto Beacon Drive. Follow the road round and take the third turning right onto Ranelagh Road and first left onto Arundel Way where the block can be located on the left.



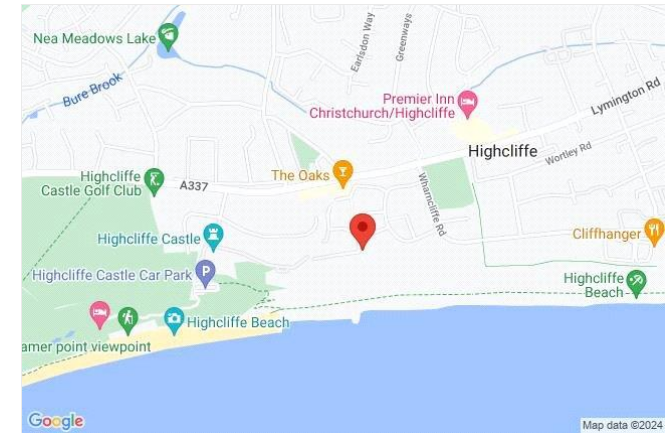
1 Fulmer Court

Approximate Gross Internal Area
1087 sq ft - 107 sq m



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2021



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)		
A		
(81-91)		
B		
(69-80)		
C		79
(55-68)	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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