



9 Seascape, 27 Wharnccliffe Road, Highcliffe, BH23 5DB

£500,000 *Share of Freehold*

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A stunning first floor apartment located in one of Highcliffe's premier apartment blocks "Seascape", located on Wharnccliffe Road, the development is made up of just 11 luxury apartments, with underground parking and attractive communal grounds enjoying sea views.

KEY FEATURES

- First floor luxury two-bedroom apartment
- 15ft x 13ft lounge with balcony
- Luxury bathroom with Villeroy Boch fittings
- Secure underground parking for 2 cars
- Ensuite & fitted wardrobes to master bedroom
- Lift to all floors
- Short walk to town centre



Highcliffe

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DESCRIPTION

Apartment 9 is located on the first floor, which is accessed via the communal hallway via stairs or lift.

The hub of the property is the delightful open plan kitchen/lounge/diner with patio doors leading to the good size balcony.

The kitchen itself is modern with bespoke German kitchen units and granite worksurfaces. Quality integrated appliances include oven, hob, fridge/freezer, dishwasher and washer dryer. The central island creates a nice separation between the living space but also features breakfast bar seating.

There are two bedrooms, the principal bedroom is a superb size, with bespoke "Strachan" wardrobes and a beautifully appointed en-suite shower room.

Bedroom two has again been fitted with "Strachan" furniture, currently set out as a dressing room, but could easily be used a second bedroom or home office. The family bathroom completes the accommodation.

The property has two allocated parking spaces in the underground car park plus a useful storage cupboard.

The communal grounds of the development run to the cliff top and enjoy beautiful views. The gardens are well designed with areas of lawn, planting and residence seating area, there is also a private gate leading to the coastal path.

Offered with No Forward Chain.

Tenure: Share of Freehold

Service Charge: £2360.42 per annum





LOCATION

The property is situated in a convenient location with the village of Highcliffe c.*0.4 miles away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is circa *0.3 miles away, and the New Forest National Park, circa *3.7 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is c.*1.3 miles providing services along the Weymouth to London line.

For more information, scan the QR code or visit the link below



<https://www.winkworth.co.uk/sale/property/HIG260075>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

MATERIAL INFO

Council Tax Band: E

EPC rating: B

Services – Mains Gas, Mains Electric, Mains Water & Drainage

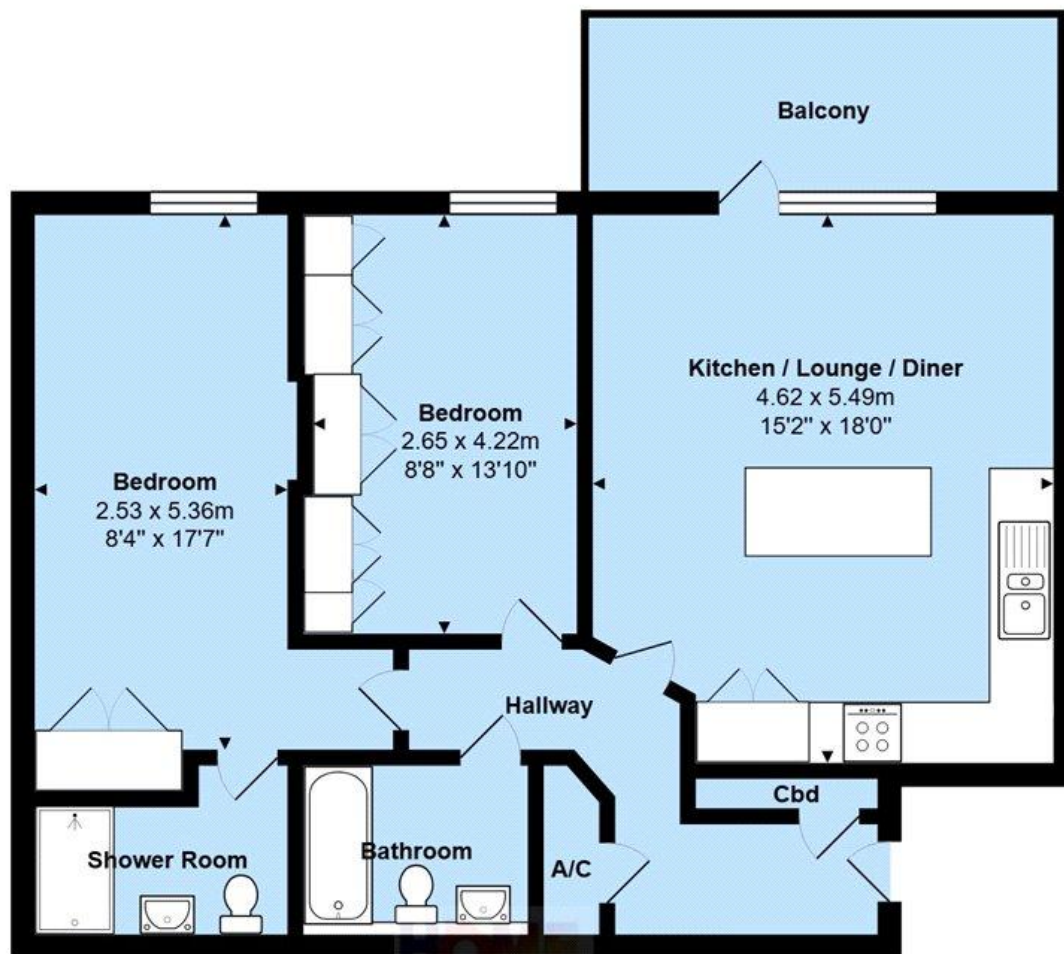
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Ultrafast available up to 5500mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

* <https://checker.ofcom.org.uk/> used for information regarding service availability



Total Area: 70.6 m² ... 759 ft² (excluding balcony)

All measurements are approximate and for display purposes only



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