

Flat 5 Sunningdale Lodge, Lymington Road, Highcliffe BH23 5EN

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£250,000 *Share of Freehold*

An extremely spacious two double bedroom, two bathroom top floor apartment located just outside the village centre of Highcliffe-on-Sea.

KEY FEATURES

- Top floor apartment (no lift)
- Two double bedrooms one with access to a private balcony
- Two bathrooms
- Kitchen/breakfast room with space and plumbing for appliances
- Sitting room with patio sliding doors to South facing balcony
- Single garage and visitors parking
- Offered with No Chain





Highcliffe

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DESCRIPTION

The apartment offers a share of freehold, reasonable maintenance costs and extremely spacious accommodation including two south-facing balconies, a single garage and visitors parking spaces.

Entered via the communal hallway, stairs lead to all floors. (No Lift)

Upon entering the apartment, the size is very noticeable. The inner hall as a large storage cupboard and doors leading off to all principal rooms.

The sitting room has got a dual aspect with Velux window to the east and patio sliding doors to the South granting access to the balcony.

The kitchen/breakfast room is a fabulous size again with a large cupboard, array of fitted units and space and plumbing for white goods.

The two bedrooms are fantastic sizes both benefit from fitted cupboards and the principal room has an ensuite shower room and its own private South facing balcony.

The property also benefits from a large loft space, which is fantastic storage but possibly subject to the necessary permissions, could provide further accommodation if required.

Offered with No Chain.

Tenure: Share of Freehold
Service Charge: £1600 per annum
Ground Rent: Peppercorn







LOCATION

The property is situated in a convenient location with the village of Highcliffe less than 500 ft 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 less than half a mile away, and the New Forest National Park, is just *3.7 miles away offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station, is *1.6 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/MUS260151

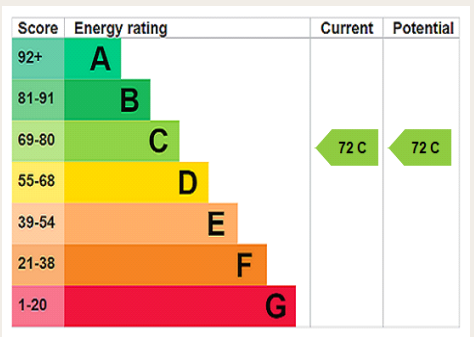
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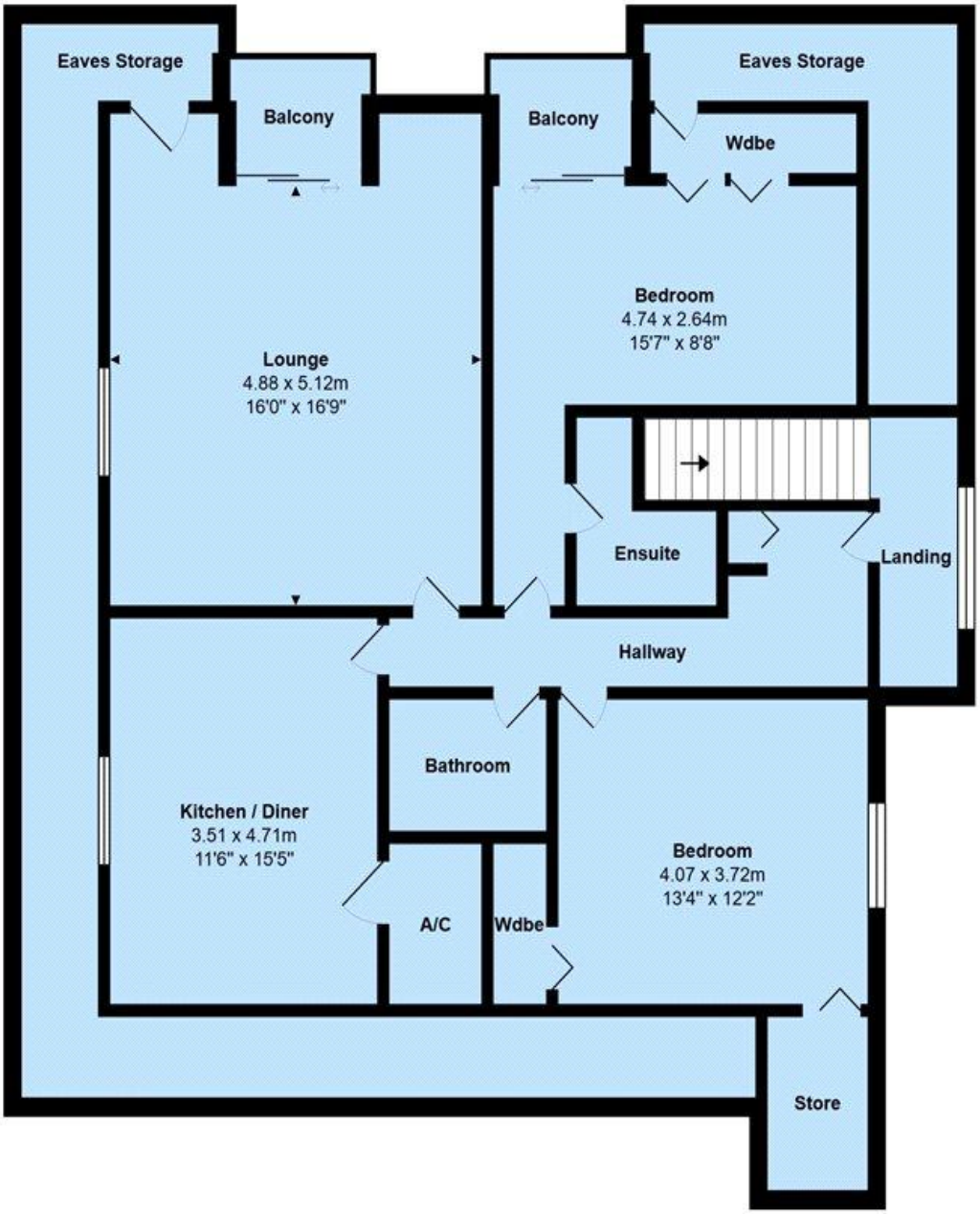
MATERIAL INFO

BCP Council Tax Band: D
EPC rating: C

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.

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





Total Area: 101.6 m² ... 1094 ft²

All measurements are approximate and for display purposes only

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