



20 Newtown House, Waterford Road, Highcliffe, BH23 5FY

£299,999 *Share of Freehold*

2  1  1 

An immaculately presented share of freehold two-bedroom top floor apartment, featuring a simply stunning kitchen living room with vaulted ceilings and a Westerly facing private balcony.

KEY FEATURES

- Stunning kitchen/living room with vaulted ceiling
- Westerly facing private balcony accessed via sliding patio doors
- Two bedrooms both with fitted cupboards
- Family bathroom
- Allocated parking space
- Communal bike and bin stores



Highcliffe

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DESCRIPTION

Newtown house is ideally located between Highcliffe High Street and the clifftop, the development was built by the renowned local builders Hoburne in 2020. The development has striking elevations and offers contemporary accommodation.

Entered via a beautifully presented communal hallway which has stairs and a lift rising to all floors.

The flat itself is immaculately presented, the kitchen/living room is the show piece with a stunning vaulted ceiling. The kitchen is fitted with contemporary navy units with contrasting quartz work tops and a range of Neff appliances. Within the living room, is an extremely well fitted TV unit, providing storage and shelving. The private westerly facing balcony is accessed via sliding patio doors.

There are two bedrooms, both benefit from fitted cupboards.

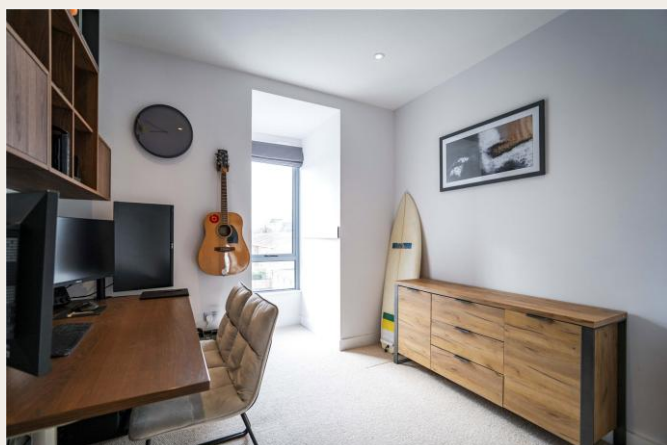
The family bathroom is fitted with attractive Porcelanosa tiles with white sanitaryware.

The flat also have an allocated parking space and use of the communal bike store and bin store.

Tenure: Share of Freehold

Term: 994 year and 5 months

Service Charge: £1626.65 per annum





LOCATION

The property is situated in a convenient location with the village of Highcliffe just 0.1 mile 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 0.1 mile away, and the New Forest National Park, *3.9 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral train station, is *1.5 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/HIG260161>

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: D

EPC rating: B

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

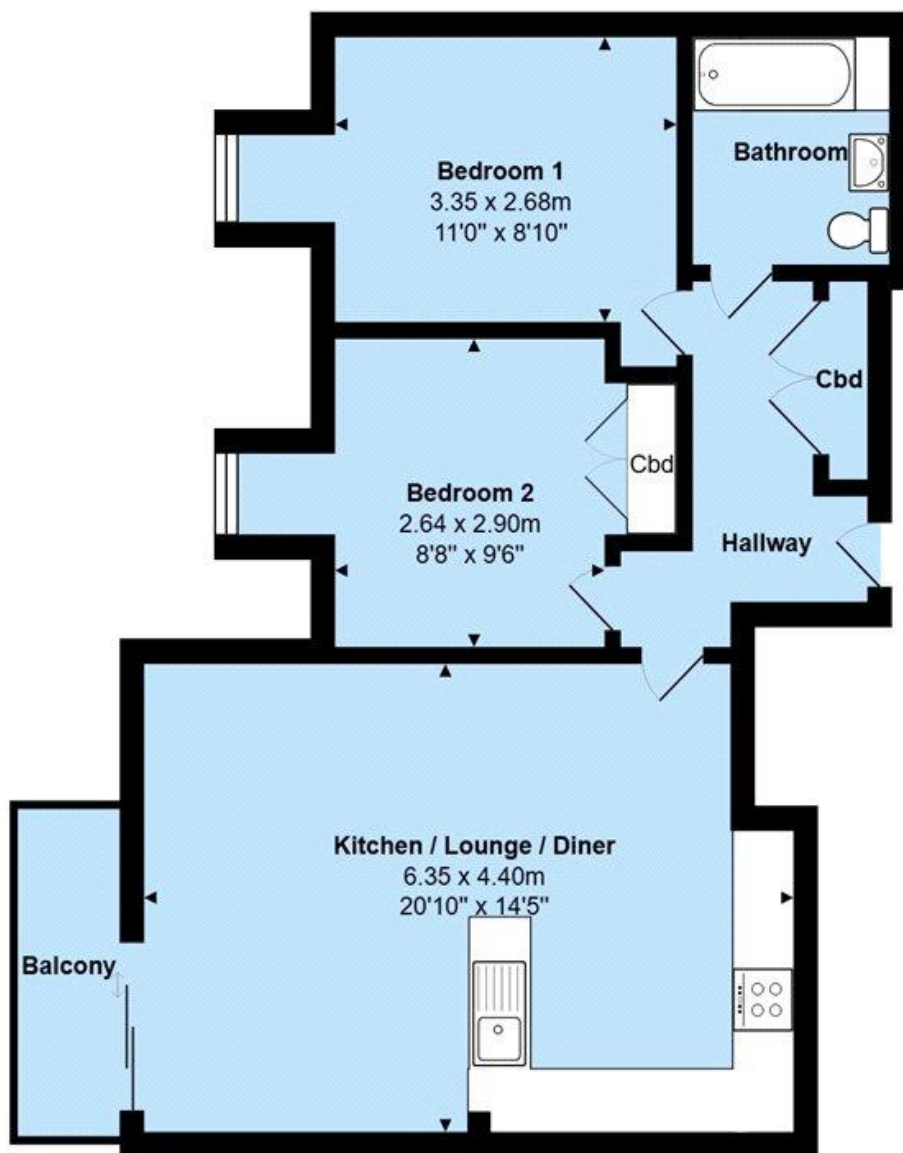
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 80mbps

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: 58.9 m² ... 634 ft² (excluding balcony)

All measurements are approximate and for display purposes only

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