

Flat 4 Magnolia House, 1 Stuart Road, Highcliffe BH23 5JS

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£160,000 *Leasehold*

A beautifully presented, two bedroom, two bathroom first floor flat (with lift) located on this very popular residential road, situated between Highcliffe high street and cliff top.

KEY FEATURES

- Beautifully presented first floor flat
- Two bedrooms one with en-suite
- Bathroom
- Fitted kitchen with integrated appliances
- Living room with Bay Window
- Allocated parking space, bin store and bike store





Highcliffe

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DESCRIPTION

A beautifully presented, two bedroom, two bathroom first floor flat (with lift) located on this very popular residential road, situated between Highcliffe high street and cliff top.

This appealing block has an attractive communal entrance hall with stairs and lift up to the first floor where you find the entrance to the flat.

The flat is spacious and offered in pristine decorative condition throughout.

The living room is a generous size with ample space for dining and living and features an attractive bay window.

The kitchen is well fitted having recently undergone a refit, with work surfaces to three walls and a range of integrated appliances.

The principal bedroom is a great size and benefits from a en-suite shower room.

The second bedroom is a large single but is currently set out as a dressing room with fitted wardrobes.

There is also a family bathroom which is fitted with a modern white suite.

To the rear of the block is the allocated parking space, along with visitors' spaces, bin store and bike store.

Tenure: Leasehold
Term: 104 years and 10 months
Service Charge: £4178 per annum
Ground Rent: £250 Annually







LOCATION

The property is situated in a convenient location with the village of Highcliffe *0.2m away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is *1.6 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

The beautiful Highcliffe beach and unspoilt coastline is *0.5 miles away, and the New Forest National Park, *3.8 miles 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.

MATERIAL INFO

Council Tax Band: D
EPC rating: C

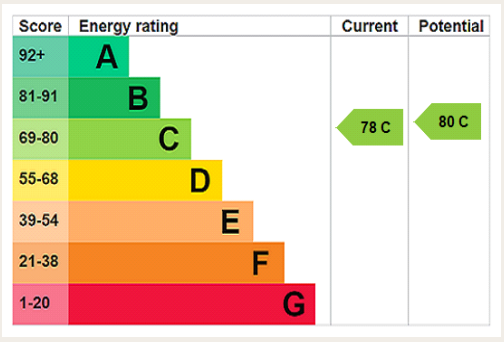
Services – Mains Gas, Mains Electric, Mains Water & Drainage
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.
Broadband Availability* – Ultrafast available up to 5500mbps
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

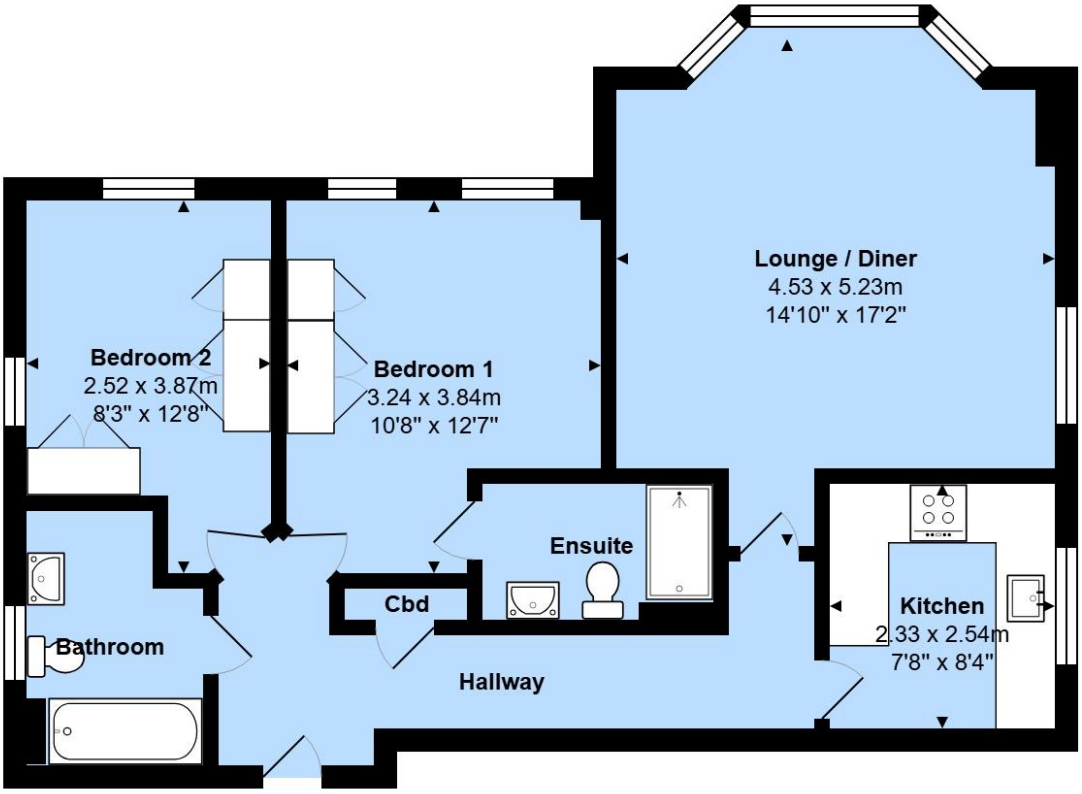
* https://checker.ofcom.org.uk/ used for information regarding service availability

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

https://www.winkworth.co.uk/sale/property/HIG250155

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.







Total Area: 65.0 m² ... 700 ft²

All measurements are approximate and for display purposes only

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