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FLAT 3 BRINLEY HOUSE, STANLEY ROAD, HIGHCLIFFE BH23 5FA PRICE £475,000 **LEASEHOLD**

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for every step...

A modern ground floor apartment in the heart of Highcliffe village.

Flat 3 Brinley House, Stanley Road, Highcliffe BH23 5FA
Price £475,000 **Leasehold**

01425 270055
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Situation:

The property is situated just circa *0.2 miles from the village of Highcliffe which offers an array of cafes, restaurants, and shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

The beautiful Highcliffe beach and unspoilt coastline is circa *0.6 miles away, and the New Forest National Park, circa *4 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

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

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

Source *Google Maps

Description:

Brinley House is a superb development built in 2017 by Pennyfarthing Homes. The development is located just off Highcliffe Village high street with access to its amenities.

Approached via well tendered grounds, and well-presented communal areas the apartment is located on the ground floor.

Once entering the flat the size of the property is immediately noticeable, (offering in excess of 1100sqft).

The open plan kitchen/lounge is the hub of the apartment with dual aspect allowing natural light to flood into the room, and access to the private patio. The kitchen area is fitted with a modern kitchen, with integrated appliances including, double oven, hob, fridge/freezer and dishwasher.

There are three bedrooms, the principal room is a lovely size with a full range of fitted wardrobes and luxurious en-suite shower room.

Bedrooms two and three are also good sizes, serviced by the beautifully appointed family bathroom. The utility room completes the accommodation.

Leasehold Details:

Lease - Remainder of 125 Year lease from 2017

Ground Rent - £395 p/a (This figure is currently under review so will likely increase)

Service Charge - £2712 p/a

Summary:

- Modern ground floor apartment with private patio
- Three bedrooms, one with en-suite shower room
- Family bathroom
- Open plan kitchen/lounge with access to patio
- Communal grounds
- Garage in nearby block and residents parking
- BCP Council Tax Band E

Useful Information

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 1000mbps

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

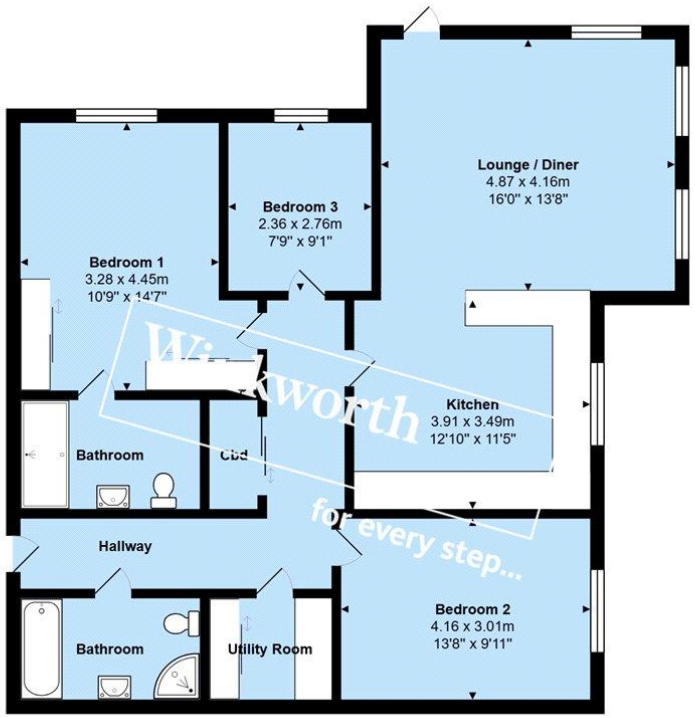
* https://checker.ofcom.org.uk/ used for information regarding service availability


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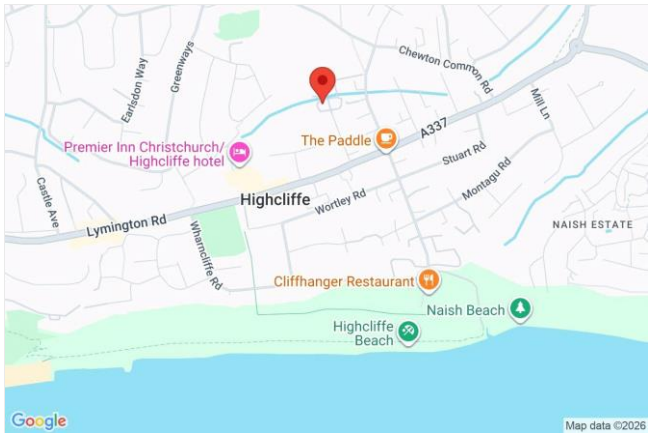

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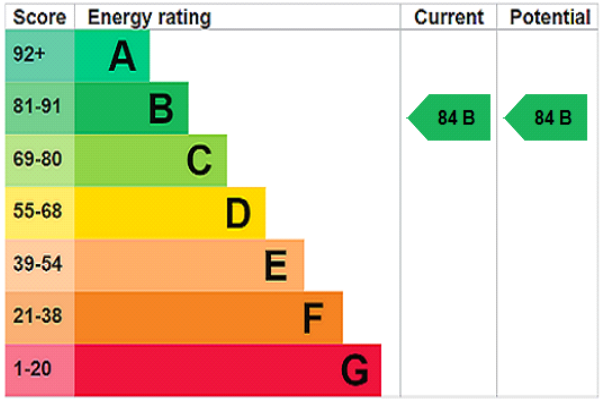

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Total Area: 101.1 m² ... 1089 ft²

All measurements are approximate and for display purposes only





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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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