

# 2 Marella, 29 Wharncliffe Road, Highcliffe, BH23 5DB

3 1 2

**£975,000** *Leasehold*

Arguably one of the finest ground floor apartments in the local area, this stunning three bedroom apartment is in this select development of just nine apartments. The commanding cliff top location affords spectacular coastal views, with a large terrace, and two underground car parking spaces.

## KEY FEATURES

- Stunning ground floor apartment with sea views
- Three bedrooms, principal with en-suite shower and dressing area
- Luxurious shower room
- Open plan kitchen/lounge area with tri-sliding doors to large private terrace
- Utility room
- Underground parking with two allocated spaces
- Offered with No Forward Chain





**Highcliffe**

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## DESCRIPTION

Marella is an attractive development located on the prestigious Wharncliffe Road, built in 2019. This luxurious development offers cliff top living at its finest with stunning sea views, manicured communal gardens, and secure underground parking.

This apartment offers ground floor living at its finest, with spacious accommodation, stunning finish, superb sea views and a large private terrace.

As you enter the apartment there is a welcoming feeling with a large hallway and doors leading off to all the rooms, with Amtico flooring throughout the apartment providing a superb flow. The open-plan kitchen living room is the star of the show which has been stylishly designed, with modern handleless kitchen units and quartz work surfaces. From the living room there are tri-sliding doors providing stunning coastal views which open on to the large private, south facing terrace, this in turn leads directly into the landscaped gardens and to a gate opening onto the coastal path.

There are three double bedrooms. The principal bedroom suite has a dressing area with a range of bespoke fitted wardrobes, a beautiful en-suite shower room and again enjoying the views and a door leading to the terrace. Bedrooms two and three are both good sized doubles, with bedroom two having a range of fitted wardrobes.

The luxurious shower room, utility room and large hallway storage cupboard complete the stunning accommodation.

The property benefits from underground parking, with two allocated spaces and a useful storage cupboard.

**Tenure:** Leasehold – due to become freehold in the coming months
**Term:** 116 years remaining
**Service Charge:** £4,000 approx per annum
**Ground Rent:** £295 per annum







## LOCATION

The property is situated in a convenient location with the village of Highcliffe just 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 0.3 miles away, and the New Forest National Park, 3.7 miles offering some of the country's most stunning countryside interwoven with ancient woodlands.

Hinton Admiral, a mainline train station, is 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/MUS260169

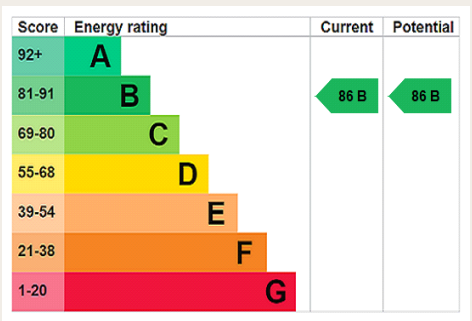
Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.

## MATERIAL INFO

**BCP Council Tax Band:** G
**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.

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






All measurements are approximate and for display purposes only

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