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7 THE LAWNS, WATERFORD ROAD, HIGHCLIFFE BH23 5LF PRICE £200,000 SHARE OF FREEHOLD

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Two-bedroom first floor apartment (no lift) in a convenient location, near to sea front.

7 The Lawns, Waterford Road, Highcliffe BH23 5LF

Price £200,000 **Share of Freehold**

01425 270 055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe c.*0.1 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 circa *0.3 miles away, and the New Forest National Park, circa *3.9 miles offering some of the country's most stunning countryside interwoven with ancient woodlands

Hinton Admiral, a mainline train station, is c.*1.8 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

Source *Google Maps

Description:

Located in a popular position, a spacious first floor apartment situated within a short level walk of the sea front and the village amenities. The property is now in need of refurbishment but offers superb accommodation for the price.

The Lawns is set within extremely well-tended communal grounds, located between the High Street and cliff top. The development offers a "Share of Freehold" plus a garage in a nearby block.

Approached via the communal hallway, stairs lead to the first floor (no lift).

The flat itself offers two good size bedrooms, the principal bedroom overlooks the tendered grounds and the second has a westerly aspect. The large lounge/diner enjoys two westerly windows providing ample of natural light.

The kitchen and bathroom complete the accommodation.

Please note the property does require full modernisation, which should be considered prior to viewings.

No Forward Chain.

Summary:

- First floor apartment near sea front, in need of refurbishment
- Two bedrooms
- Kitchen
- Large lounge/diner
- Bathroom
- Communal gardens
- Garage in nearby block
- BCP Council Tax Band C

Useful Information

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

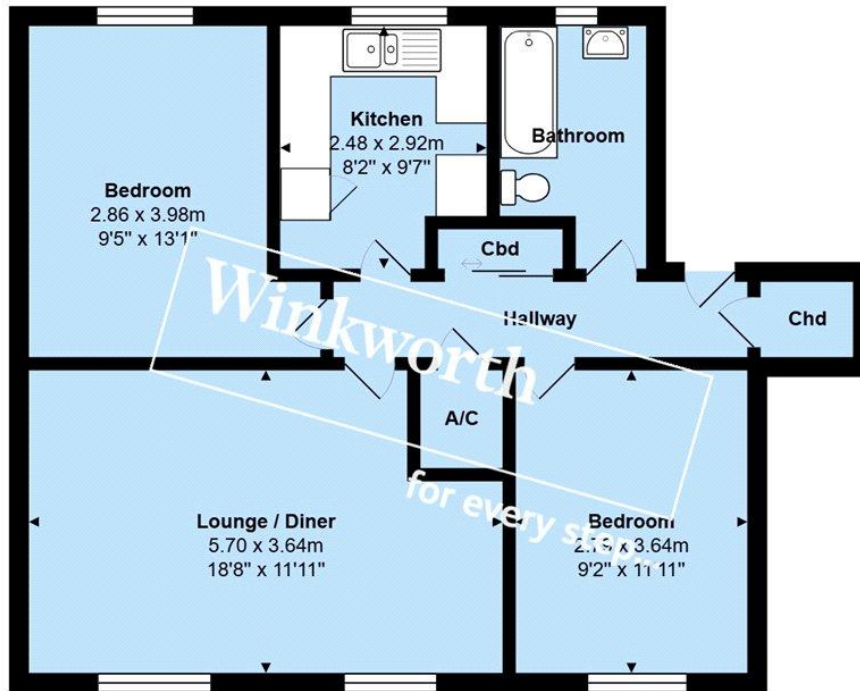
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

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





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Total Area: 64.7 m² ... 696 ft²
All measurements are approximate and for display purposes only



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