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FLAT 1 WESTWOOD COURT, WORTLEY ROAD, HIGHCLIFFE BH23 5DT PRICE £360,000 SHARE OF FREEHOLD

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# An extremely well positioned ground floor apartment offering spacious accommodation with a private South facing patio.

Flat 1 Westwood Court, Highcliffe BH23 5DT 01425 270 055  
Price £360,000 Share of Freehold highcliffe@winkworth.co.uk

## Description:

An extremely well positioned ground floor apartment offering spacious accommodation (approx. 950sqft) with a private South facing patio, allocated parking and single garage.

Located only one road back from Highcliffe High Street Westwood Court is superbly positioned for the high street amenities, also within 0.3 miles of Highcliffe cliff top.

The communal entrance provides access to the apartments private entrance. The inner hallway leads off to all rooms and benefits from a large airing cupboard.

To the rear is a superb lounge/diner with sliding doors opening onto a private Southerly facing patio. The L shape room creates a natural separation for the living and dining areas.

The kitchen is well fitted with wall and base units with integrated cooking appliances and space and plumbing for white goods.

There are two double bedrooms, both offer fitted wardrobes and the principal room benefits from an en-suite shower room. The family bathroom completes the internal accommodation.

Outside the private patio is a lovely space with views across the well-manicured communal gardens, which includes lawns and communal washing lines.

There is an allocated parking space and a single garage with an electrically operated garage door.

## Lease Detail -

Share Of Freehold

Lease Length - 999 years from 1987

Service Charge - Currently £2000pa plus £400pa for gardening.

## Situation:

The property is situated in a convenient location with local shops close by. Hinton Admiral, a mainline train station, is only a short distance away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within a short walk of the property are some of the area's most beautiful sandy beaches and coastline. The village of Highcliffe offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

A short journey from the property is the New Forest National Park 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.

## Summary:

- Two double bedrooms one with en-suite
- Superb L-shape lounge/diner with sliding doors to private patio
- Fitted kitchen with integrated cooking appliances
- Communal gardens and washing lines
- Allocated parking space
- Single garage with electrically operated garage door
- Share of freehold
- 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\*** – Superfast available up to 80mbps

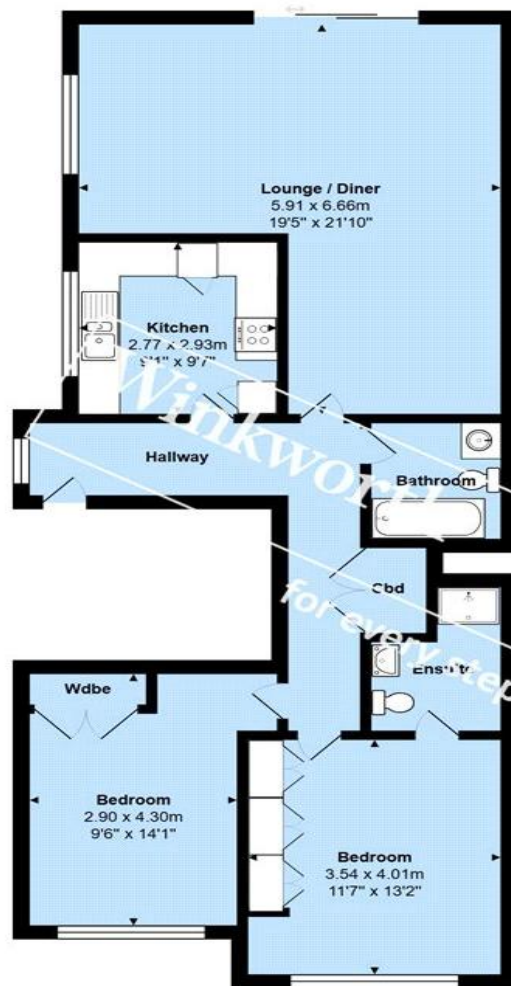
**Other** – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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









Total Area: 88.0 m<sup>2</sup> ... 947 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Highcliffe | 01425 270 055 | highcliffe@winkworth.co.uk

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