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for every step...

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FLAT 5 ERINVALLE PLACE, LYMINGTON ROAD, HIGHCLIFFE BH23 5EB PRICE £350,000 LEASEHOLD

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# An exceedingly bright and spacious 2nd floor flat with lift and rooftop views.

Flat 5 Erinvale Place, Lymington Road,  
Highcliffe BH23 5EB

Price **£350,000** Leasehold

**01425 270 055**

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## 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 two supermarkets with more extensive facilities slightly further 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.

## Description:

A bright and spacious purpose built flat in this excellent building with lift, situated in the heart of Highcliffe Village with its own dedicated car parking space.

Access to the development is via remotely operated security gates. The common parts of the building are well maintained with dedicated post boxes for each flat and the passenger lift to all floors.

The entrance hall of the flat has an alarm panel and the security entry phone.

There is a superb sized south facing reception room with French windows opening out onto the superb south facing balcony with space for table and chairs and rooftop views towards the cliff top.

The bathroom has an ample range of fitted storage, hand wash basin and vanity unit. The panel bath has an overhead Mira shower and mix attachment.

Double bedroom with ample range of fitted wardrobes and floor to ceiling windows.

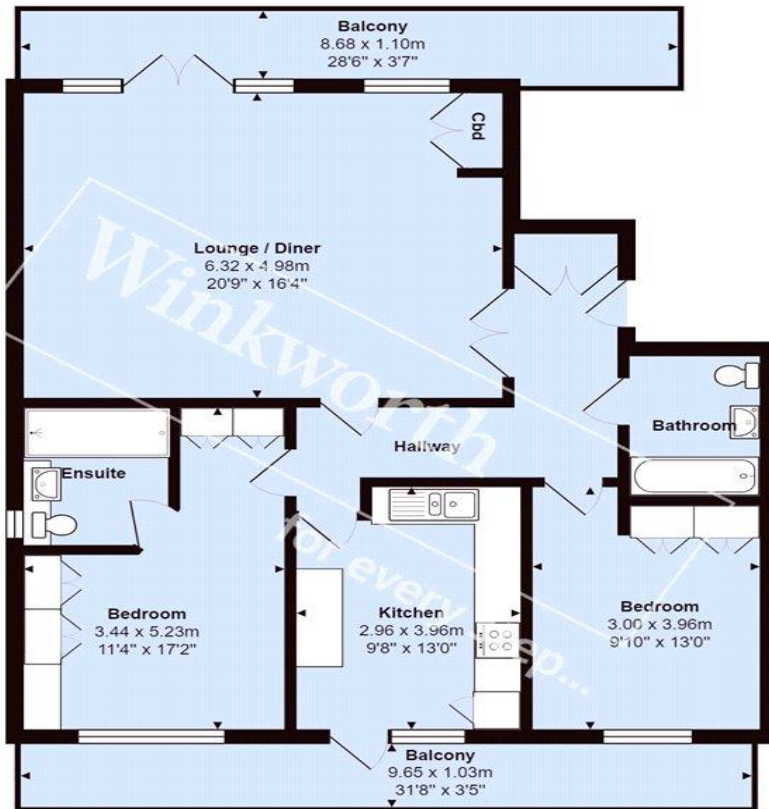
Double bedroom with ample range of built-in wardrobes, ensuite shower with fitted storage, large walk-in shower, extractor fan and a window to side aspect.

Bespoke fitted kitchen with two-tone kitchen cabinets, an electric Neff double oven and Neff, four burner gas hob, built-in fridge/freezer, and built-in dishwasher.

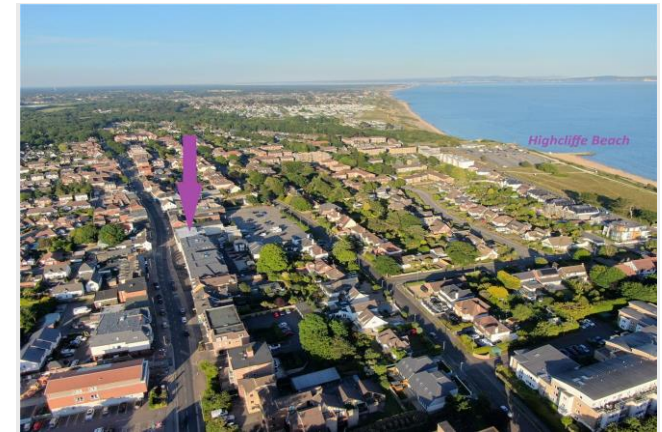
## Summary:

- Two bedrooms, one ensuite
- Bathroom
- Bespoke fitted kitchen
- South facing lounge/diner
- Large South facing balcony
- Dedicated car parking space
- Remote electrically operated security gates
- Security entry phone
- Lift to all floors
- Council tax band D
- Service charge: circa £3,600 pa
- Lease: 111 yrs remaining





Total Area: 89.5 m<sup>2</sup> ... 964 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>80</b>	<b>80</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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