



Winkworth
for every step...

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22 THE LAWNS, HIGHCLIFFE BH23 5LF PRICE £200,000 SHARE OF FREEHOLD

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A spacious one bed westerly-facing ground floor flat offering a delightful outlook over this well maintained development.

22 The Lawns, 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 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 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.

Description:

A spacious one bed westerly-facing ground floor flat offering a delightful outlook over this well maintained development. The Lawns are a particularly desirable development because of its well manicured lawns and gardens, but also the generous sized apartments.

Approached through the communal hallway, the front door leads into an entrance hall with a large storage cupboard.

The kitchen has been fitted to three sides, offering ample work surface and storage space. Fitted with an electric Bosch oven, hob, and fridge/freezer plus space and plumbing for washing machine.

The living room is a generous size, with patio doors leading out to the patio and communal gardens.

There is one good sized bedroom, also looking out onto the communal gardens.

The Wet Room has been recently updated with a modern suite with low level w/c, wash hand basin and overhead electric shower attachment.

There is a single garage in an adjacent block.

Offered with vacant possession and remainder of 999year lease.

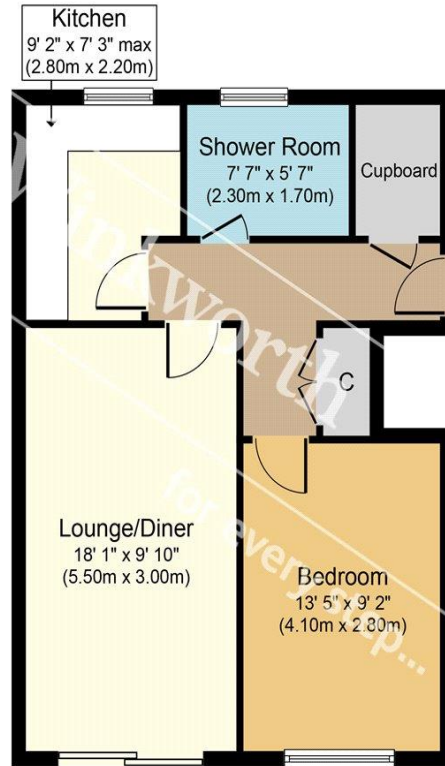
Summary:

- Ground floor flat
- One bedroom
- Bathroom
- Fitted kitchen
- Living room
- Single garage in block
- Communal gardens
- Council tax band C
- Offered with no forward chain
- Service charge: £1,530 pa

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights. Turn right at the traffic lights onto Waterford Road. Continue on Waterford Road and The Lawns can be located on the left-hand side, about halfway down the road.





Approximate Floor Area
498 sq. ft.
(46.3 sq. m.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	74	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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