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FLAT 3 BALLINGER COURT, 28 OAKLEIGH WAY, HIGHCLIFFE BH23 5DQ PRICE £275,000 SHARE OF FREEHOLD

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# Delightful three-bedroom first floor flat in this well maintained purpose built block, very well situated south of the Lymington road in Highcliffe village, within a short walk of the high street, local beaches and castle.

Flat 3 Ballinger Court, Highcliffe BH23 5DQ

Price £275,000 [Share of Freehold](#)

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## Situation:

The property is situated in a convenient location with the village of Highcliffe circa \*0.6m away which offers an array of cafes, restaurants, shops with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa \*1.3 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

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.

Source \*Google Maps

## Description:

A rarely available three-bedroom first floor flat located in a popular location south of Lymington Road. The village high street is under half a mile, plus the cliff top paths with beaches below only being circa \*0.2 miles from the front door.

Approached through the communal hallway, stairs lead to the first floor, with a stair lift if required. As you enter the property the hallway has doors off to all principal rooms.

The large square living room provides a good size reception room with an attractive real flame gas fire and large south facing picture windows with views over the communal gardens.

The kitchen has built in appliances including, electric oven, hob and extractor, slimline dishwasher, fridge/freezer and space for a washing machine. Range of base and eye level units and drawers. Cupboard housing gas boiler. Front aspect window and door to lounge/dining room.

There are three bedrooms, the principal room is a nice double bedroom with attractive south facing window.

There are two further bedrooms, one currently fitted out as a dressing room and study.

The bathroom is well fitted with a modern suite including walk-in shower, bath, wash hand basin and WC.

Communal gardens with areas of lawn and patio area for communal use.

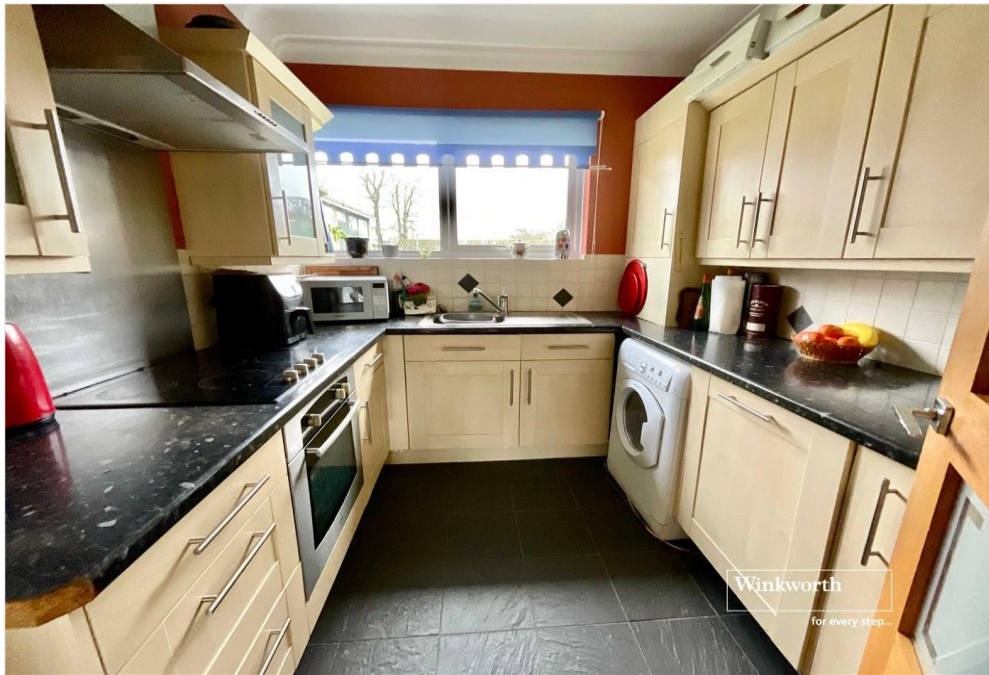
Garage in nearby block with up and over door. Parking space in front of the garage.

Service charge is approx. £1600 per annum.

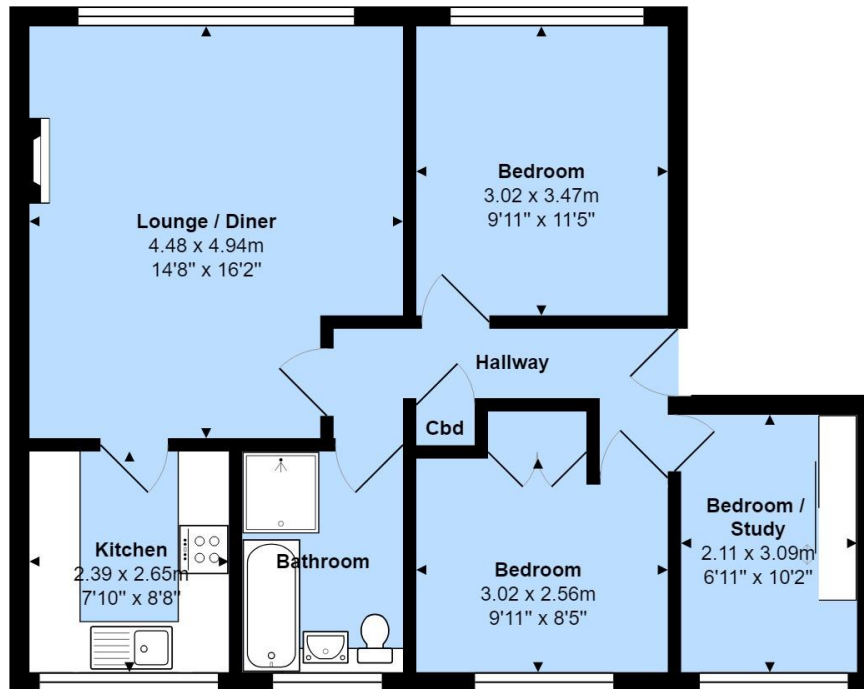
Managed by Owens & Porter.

## Summary:

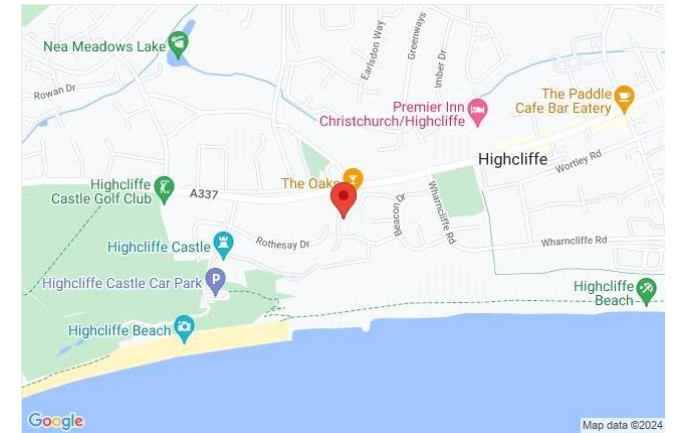
- Well presented first floor flat in purpose built block
- Three bedrooms
- Lounge/dining room
- Fitted kitchen
- Shower room
- Garage in block
- Communal garden with patio area
- Security entry phone system
- Very well situated close to the high street, local beaches & castle
- BCP Council Tax Band D
- Share of freehold.
- Service charge is approx. £1600 per annum.
- Managed by Owens & Porter.







Total Area: 66.3 m<sup>2</sup> ... 714 ft<sup>2</sup>  
 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>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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

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