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FLAT 22 MARRYAT COURT, HIGHCLIFFE, BH23 5JU PRICE £269,950 LEASEHOLD

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A ground floor flat in this prime location, with private access to Chewton Bunny Nature Reserve with a path leading to the beach.

Flat 22 Marryat Court, Highcliffe, BH23 5JU

Price £269,950 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 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.

Description:

A stunning ground floor apartment in a sought-after location, boasting 2 bedrooms and a range of impressive features.

The property offers a spacious open-plan living area that leads through French doors to a patio, perfect for enjoying outdoor dining and relaxation.

The modern kitchen is fully equipped with high-quality appliances, making it ideal for cooking and entertaining.

Both bedrooms are generously sized and benefit from ample natural light, served by a beautifully appointed family shower room.

Additionally, this apartment comes with a garage in a nearby block providing convenient parking and storage space.

This apartment presents a fantastic opportunity to own a stylish and comfortable home. Don't miss out on the chance to make this property yours!

Summary:

- Two double bedrooms
- Modern Kitchen
- Beautiful open plan living room
- Stunning shower room
- South facing patio
- Garage in nearby block.
- Council tax band C

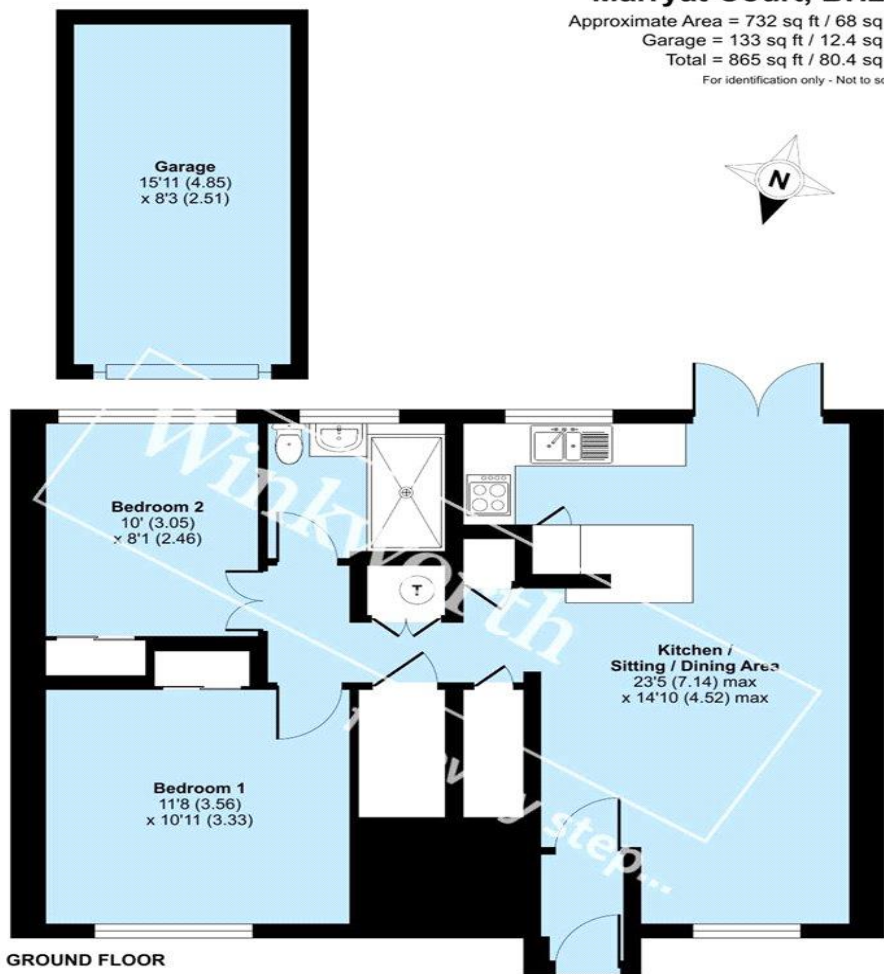
Directions:

From the Highcliffe office turn right and continue onto the Lymington Road upto the traffic lights. Turn right at the lights and continue down Waterford Road. Take the second turning left onto Montagu Road and first right into Marryat Court where the property can be located.



Marryat Court, BH23

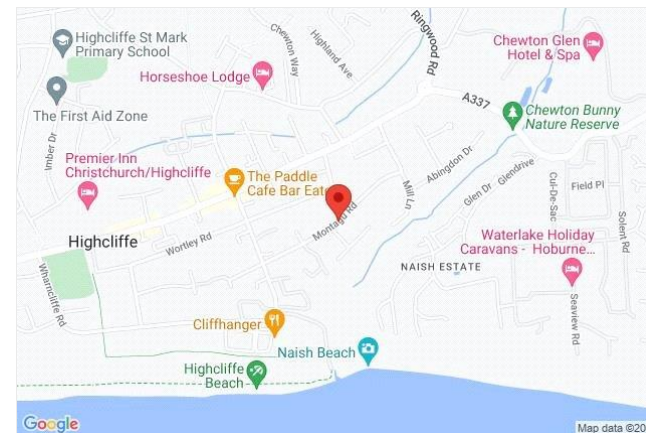
Approximate Area = 732 sq ft / 68 sq m
 Garage = 133 sq ft / 12.4 sq m
 Total = 865 sq ft / 80.4 sq m
 For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Winkworth (Highcliffe & Mudeford). REF: 1106262



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		79
(55-68) D	58	
(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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