



2  1  2  EPC = B

6 VITA MARIS, 19-21 WORTLEY ROAD, HIGHCLIFFE BH23 5DR PRICE £350,000 SHARE OF FREEHOLD

Winkworth

for every step...

A superb first floor two double bedroom apartment, within close proximity of Highcliffe's local shops, restaurants and beautiful beach.

6 Vita Maris, 19-21 Wortley Road, Highcliffe BH23 5DR

Price £350,000 **Share of Freehold**

01425 270055

highcliffe@winkworth.co.uk

Situation:

The property is situated in a convenient location with the village of Highcliffe circa *200 yards 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 *1.6 miles with a regular service to Bournemouth, Southampton, and London Waterloo.

A short journey from the property is the New Forest National Park, circa *4 miles 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 superb first floor two double bedroom apartment, within close proximity of Highcliffe's local shops, restaurants and beautiful beach. This BRAND-NEW apartment is the last remaining unit in this prestigious new development constructed by Caleb Development, offering a Share of Freehold and allocated parking, a must view.

Vita Maris is an extremely well positioned development, located less than 200 yards to Highcliffe Highstreet. The development has been built to an exacting standard throughout, with luxurious kitchens and bathrooms and underfloor gas fired heating.

The flat itself comprises two double bedrooms, with en-suite to principal bedroom, family bathroom and large open plan kitchen/living room and southerly aspect private balcony.

The property benefits from an allocated parking space with provisions for an EV Charger.

Share Of Freehold – Remainder of 999 Years

Service Charge - £1650

BCP Council Tax Band E

Summary:

- First floor apartment with lift
- Two double bedrooms one with ensuite
- Family bathroom
- Open plan kitchen/living room with doors to southerly aspect balcony
- Allocated parking
- Remainder of a 10 year build warranty (8 years remaining)
- Communal Sky dish with wiring to living room and bedroom

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

Mobile Network Coverage* – Good outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 1800mbps

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

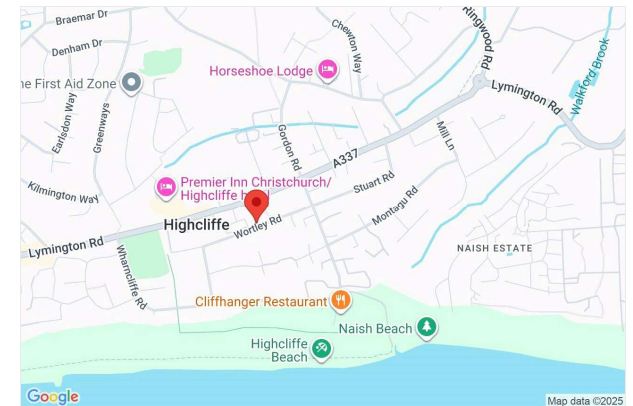
* <https://checker.ofcom.org.uk/> used for information regarding service availability





All measurements are approximate and for display purposes only

Total Area: 70.0 m² ... 753 ft² (excluding balcony)



Score	Energy rating	Current	Potential
92+	A		
81-91	B	85 B	85 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.

Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

Winkworth

for every step...