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FLAT 5, HURST COURT, WATERFORD PLACE, HIGHCLIFFE BH23 5HU PRICE: **£238,000** LEASEHOLD

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Located in a quiet development circa. 800 meters to the sea front and circa. 300 meters to Highcliffe's vibrant high street with excellent village amenities, this spacious two bedroom first floor apartment (no lift) is presented in excellent order throughout.

Flat 5, Hurst Court, Waterford Place, Highcliffe,
Christchurch, Dorset BH23 5HU

Price: £250,000 Leasehold

01425 270055
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Situation:

The property is situated in a convenient location with the high street and local shops circa 300 meters away. Hinton Admiral, a mainline train station, is circa. 2 miles away with a regular service to Bournemouth, Southampton, and London Waterloo.

Within circa. 800 meters 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 a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Circa. 5 miles 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:

Located in a quiet development circa. 800 meters to the sea front and circa. 300 meters to Highcliffe's vibrant high street with excellent village amenities, this spacious two bedroom first floor apartment is presented in excellent order throughout.

Hurst Court is set within a small development of apartments, all surrounded by well tended communal gardens. The flat is

accessed via the communal hallway, the entrance to the flat is spacious, and has a range of fitted cupboards providing a rare amount of storage for a two bedroom flat.

The living room has a large picture window overlooking the well kept gardens creating a light and airy feel with some sea glimpses.

The kitchen has a mix of base and wall units, and work surfaces to two walls and a breakfast bar to one side, providing ample working space. Window overlooking the gardens.

The principal bedroom is a sizable double with a fitted double wardrobe with sliding doors. The second is a single/small double room.

There is a family bathroom including bath with wall mounted shower over, wash hand basin and WC.

The property benefits from double glazing through-out and gas central heating and a single garage in a nearby block.

Lease Details

Lease - Expires 2211 (circa. 186 years remaining)
Ground Rent - Peppercorn
Service Charge - Approx. £1400 p/a

At a glance...

- First floor flat (no lift) in purpose built block
- Just circa. 800m from the beach
- Sea glimpses from the lounge
- Two bedrooms
- Lounge/dining room
- Fitted kitchen with breakfast bar
- Family bathroom
- Communal gardens
- Single garage in a nearby block
- BCP Council Tax Band = "C"
- Leasehold
- No forward chain

Agents notes:

All distances given have been taken from Google Maps and any figures used maybe subject to change.





Approximate Floor Area
679 sq. ft
(63.10 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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Useful Information

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

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

Broadband Availability* – Superfast available up to 80mbps

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

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