



Winkworth

for every step...

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444 LYMINGTON ROAD, HIGHCLIFFE BH23 5HF GUIDE PRICE £400,000 FREEHOLD

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A large detached double fronted home dating back to approx. 1885, now in need of major modernisation.

444 Lymington Road, Highcliffe BH23 5HF
Price £400,000 Freehold

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Situation:

The property is situated in a convenient location with the village of Highcliffe c.*0.1m 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 c.*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, c.*3.7m 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 rare opportunity to purchase this large, detached double fronted home dating back to approx. 1885, this sizable property offers versatile accommodation.

Now in need of major modernisation the property offers a chance to create a charming four/five-bedroom home, conversion or HMO investment (subject to licensing).

Located only 150 meters from Highcliffe Highstreet and only half a mile to Highcliffe Beach the property is superbly located.

The property consists of three ground floor reception rooms, four bedrooms, study, kitchen, two bathrooms and a w/c. The property has a driveway, courtyard garden and detached single garage.

The property is offered with no forward chain and is sold as seen.

Summary:

- Large detached double fronted home dating back to approx. 1885
- In need of major modernisation
- Located only 150 meters from Highcliffe high street and near Highcliffe beach
- Three reception rooms
- Two bathrooms and a w/c
- Four bedrooms
- Kitchen
- Driveway and detached single garage
- Courtyard garden
- Offered with No Forward Chain
- BCP Council Tax Band F

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* – Ultrafast available up to 1000mbps

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





Ground Floor



Floor 1

Approximate total area[®]

1743 ft²
162.2 m²

Reduced headroom

2 ft²
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		74 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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