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4 ELYSIUM, 35 WHARNCLIFFE ROAD, HIGHCLIFFE BH23 5DB PRICE £850,000 LEASEHOLD

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An opportunity to enjoy one of the best views of Christchurch Bay and beyond.

4 Elysium, 35 Wharncliffe Road, Highcliffe BH23 5DB

Price **£850,000 Leasehold**

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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.

Description:

Elysium was constructed in 2016 by Jackson Developments. Finished to the very highest of standards this apartment really is something special.

The property features a fantastic southerly facing balcony, offering magnificent sea views along the coast and direct access to the delightful cliff top gardens.

The main feature of the apartment is the stunning open plan living space with its superb top specification fully fitted kitchen incorporating stonework surfaces and breakfast bar. Bi-Fold doors lead out onto the sea facing balcony.

The main bedroom benefits from an en-suite bathroom, fitted wardrobes and enjoys beautiful sea views. The second bedroom is also a double with fitted wardrobe. The family shower room is presented in a sleek modern contemporary style.

There are two allocated car parking spaces and lock up store situated in the basement which is accessed by lift from the ground floor.

The manicured communal gardens are very attractive with a gate leading to the cliff top path with access to the beach and coastal walks to Highcliffe Castle or Mudeford Quay.

Service Charge - £5,400 PA
Lease Length: 125 Years from 2014
Ground Rent: £295 per annum.

Summary:

- Upper floor apartment with lift
- Two double bedrooms
- Family bathroom and en-suite
- Stunning open plan fitted kitchen/living room with bi-fold doors to balcony
- Two allocated car parking spaces
- Lock up store
- Attractive communal gardens
- BCP Council tax band F

Useful Information

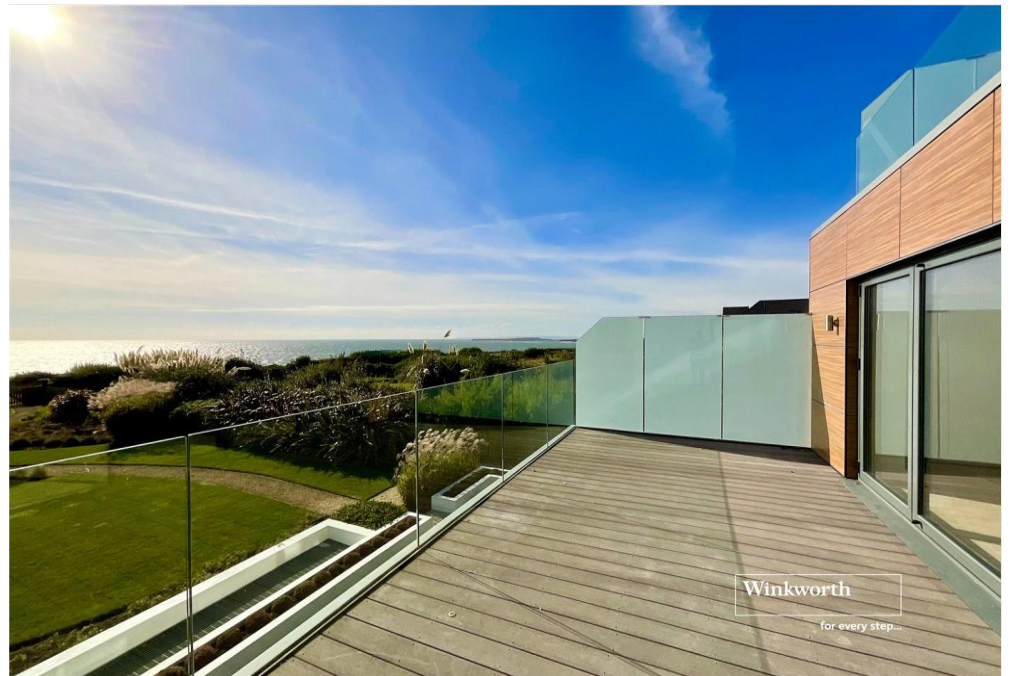
Services – Mains Gas, Mains Electric, Mains Water & Drainage

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

Broadband Availability* – Ultrafast available up to 1000mbps

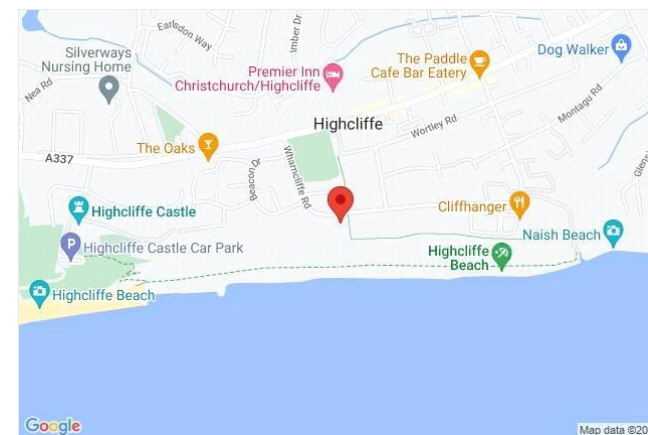
Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

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





Total Area: 112.1 m² ... 1206 ft² (excluding balcony)
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	86	86
(69-80) C		
(55-68) D		
(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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Highcliffe | 01425 270055 | highcliffe@winkworth.co.uk

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