



Winkworth
for every step...

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26 THE LAWNS, HIGHCLIFFE BH23 5LF PRICE £285,000 SHARE OF FREEHOLD

Winkworth
for every step...

A spacious two-bedroom ground floor apartment.

26 The Lawns, Highcliffe BH23 5LF

Price £285,000 **Share Of Freehold**

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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:

A spacious ground floor flat offering a delightful outlook over this well maintained development. The lawns are a particularly desirable development because of its well manicured lawns and gardens, but also the generous sized apartments.

Approached through the communal hallway, the front door leads into an entrance hall with two large storage cupboards.

The kitchen has been fitted to three sides, offering ample work surface and storage space. Fitted with an electric oven, hob, and fridge/freezer plus space and plumbing for washing machine.

The living room is a generous size, with patio doors leading out to the patio and communal gardens.

There are two double bedrooms the principal is larger and benefits from a range of fitted cupboards.

The shower room has been recently updated with a modern suite with low level w/c, wash hand basin and large walk-in shower.

There is a single garage in an adjacent block.

Offered with vacant possession and remainder of 999year lease.

Summary:

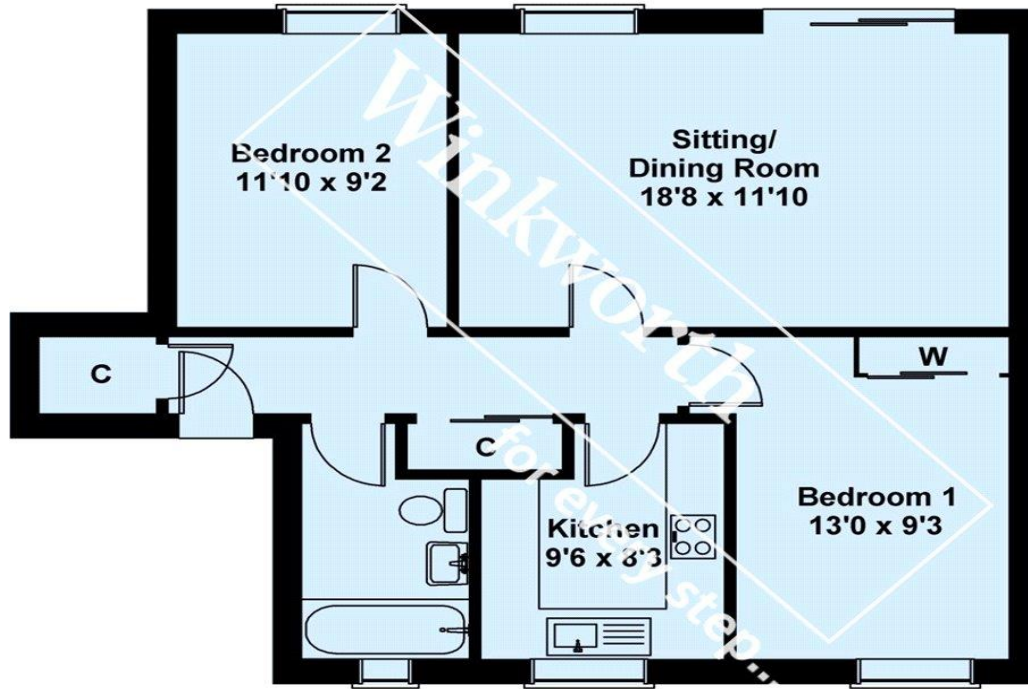
- Two bedrooms
- Lounge
- Shower room
- Fitted kitchen
- Garage in a block
- Communal Gardens
- No forward chain
- Service charge £1,330 pa

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the traffic lights. Turn right at the traffic lights onto Waterford Road. Continue on Waterford Road and The Lawns can be located on the left-hand side, about half way down the road.



26 The Lawns



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

Produced by Potterplans Ltd. 2016

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	78
(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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