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14 POSTMASTERS COURT, 286 LYMINGTON ROAD, HIGHCLIFFE, BH23 5FQ **£310,000 – LEASEHOLD**

Winkworth

for every step...

A modern two-bedroom house situated in the heart of Highcliffe village.

14 Postmasters Court, BH23 5FQ

£310,000 – Leasehold

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Location

A modern house situated in the heart of Highcliffe village with its variety of cafes, restaurants, post office and a supermarket.

Hinton Admiral mainline train station is circa *1.4m away, with regular services to Bournemouth, Southampton, and London Waterloo.

Highcliffe and its surrounding area enjoys some of the area's most beautiful sandy beaches and coastline, circa *0.4m to Highcliffe cliff top and sea front.

Within the wider local area is the New Forest National Park with some of the country's most stunning open countryside interwoven with ancient woodlands.

The property is also located within the well regarded Highcliffe School and Highcliffe St Mark's Primary School catchment areas.

Source *Google Maps

Description

A delightful two double bedroom townhouse, located just off Highcliffe High Street with private courtyard and allocated parking. Offered with No Forward Chain.

Postmasters Court is set just off Highcliffe Highstreet giving direct access to the local shops and amenities.

Approached over a small courtyard, the front door opens into the inner hallway. The hallway has access to W/C and large cupboard housing the washing machine.

The kitchen diner overlooks the front, with a modern kitchen with integrated cooking appliances, dishwasher and fridge freezer.

The living room is a good size with French doors leading out to the rear courtyard garden.

On the first floor are two double bedrooms, and a modern family bathroom.

The property benefits from an allocated parking space to the front of the property.

Summary

- Two Double Bedrooms
- Large Living Room
- Kitchen Diner
- Downstairs W/C & Family Bathroom
- Allocated Parking Space
- No forward chain

Lease Details

- 999 Years from June 2018
- Service charge circa £700 p/a

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.

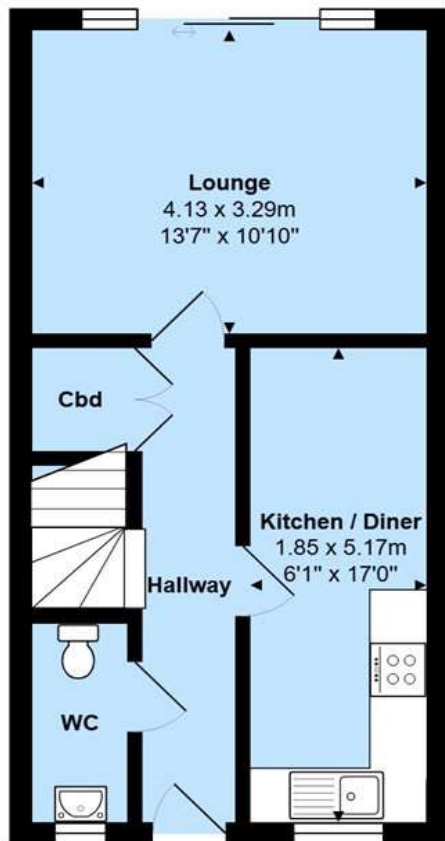
Broadband Availability* – Superfast available up to 80mbps

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

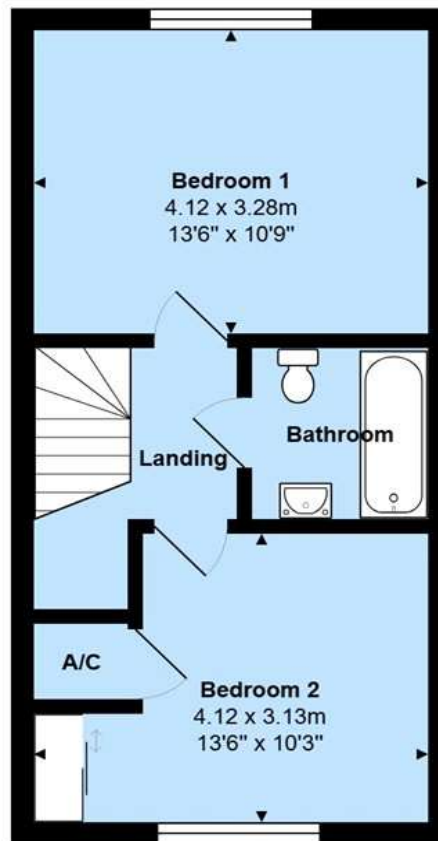
* <https://checker.ofcom.org.uk/> used for information regarding service availability







Ground Floor



First Floor

Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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