



Winkworth

for every step...

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FLAT 16 HIGHVIEW COURT, WORTLEY ROAD, HIGHCLIFFE BH23 5GJ PRICE £170,000 LEASEHOLD

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A well positioned ground floor flat within the popular retirement development Highview Court.

Flat 16 Highview Court, Highcliffe BH23 5GJ

Price £170,000 Leasehold

01425 270 055

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Situation:

The property is situated in a convenient location with the village of Highcliffe circa *0.4m away which offers an array of cafes, restaurants, shops and a supermarket with more extensive facilities slightly farther afield at Christchurch, Bournemouth, or Southampton.

Hinton Admiral, a mainline train station, is circa *1.6m away with a regular service to Bournemouth, Southampton, and London Waterloo.

Highcliffe and surrounding area benefits with some of the area's most beautiful sandy beaches and coastline, circa *0.5m to Highcliffe Beach.

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.

Source *Google Maps

Description:

This spacious one bedroom retirement apartment has an entrance hall leading into the bedroom, lounge, bathroom and walk in cupboard.

The lounge/diner is a good size, with a private patio and a pleasant outlook. The kitchen, located off the lounge, is fully integrated with electric hob, oven, fridge and freezer.

The bedroom is a large double with fitted wardrobes. The bathroom is well laid out with a modern suite, comprising of bath, walk in wet room style shower, sink and low-level w/c.

Each room is fitted with emergency pull cords alerting the house manager, or careline allowing a true feeling of security and safety

Outside there is residents parking, beautifully kept communal grounds, and a covered mobility scooter charging area, (subject to availability).

Within the service charge there is one hour of Domestic Assistance provided weekly, to help with things like, ironing, cleaning, etc. Extra assistance can be provided at a further cost and availability. There is also a waitress serviced restaurant serving a 3-course lunch every day.

Between the house manager and careline there is help available 24hrs a day, to ensure there is always someone on hand.

Being purpose built means the whole building is wheelchair friendly, including the communal spaces.

For the more sociable residents, there is a residents' lounge, with tea and coffee making facilities, whilst enjoying a bit of company from other residents.

There is a communal laundry room, with the essential washing machine, tumble dryer and ironing boards.

For a small charge and subject to availability, there is a fully furnished guest suite to accommodate any visitors.

Service Charge: £11,207.58 1st Sept 2025 to 31st Aug 2026

Summary:

- One large double bedroom
- Kitchen
- Lounge/diner with door to patio
- Bathroom
- Residents parking
- Communal grounds
- Covered mobility scooter charging area
- House manager and careline 24hr assistance
- Residents lounge and communal laundry room
- BCP Council Tax Band C

Useful Information

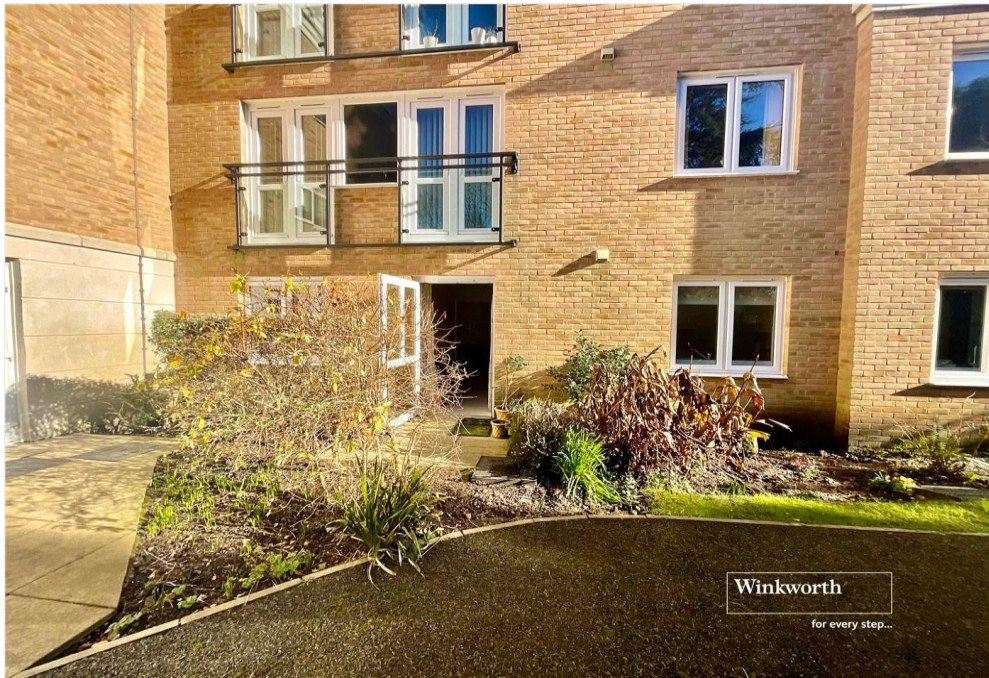
Services – Mains Gas, Mains Electric, Mains Water & Drainage

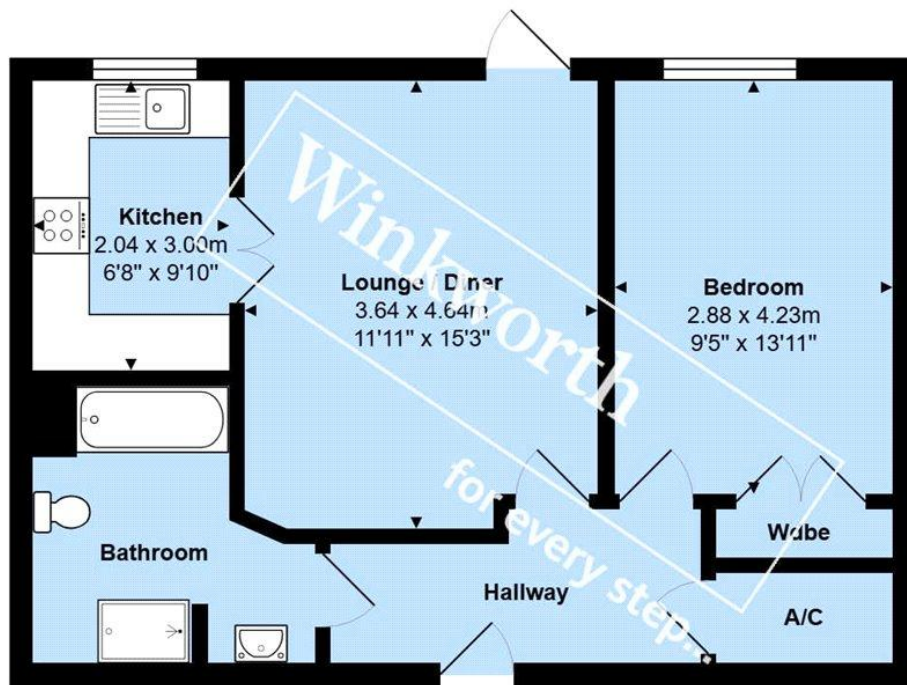
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 66mbps

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

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





Total Area: 53.0 m² ... 570 ft²
 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		
(69-80) C	80	80
(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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