



*11 The Hoy, 167-169 Lymington Road, BH23 4JS    £425,000 Leasehold*

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# *Highcliffe on Sea, BH23 4JS*

A stunning, ground floor garden apartment of about 915 sqft, being arguably the best unit in this exclusive block completed by Colten Fine Homes in 2021. The standard of finish is absolutely first class with designer fittings, video entry and a fabulous open plan living space that leads to a private sun terrace overlooking the landscaped rear gardens. The Hoy is an outstanding development close to the Grade I Listed Highcliffe Castle, Steamer Point nature Reserve and just a short level stroll from the bustling village centre. Ideal for retirement living or as a lock up and leave, we believe this is one of the finest ground floor apartments available on the market in Highcliffe. Please note that dogs are allowed subject to managing agents consent. We are told by the owners that permission is unlikely to be denied.

- TWO BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/LIVING/DINING ROOM • ALLOCATED PARKING • TWO PRIVATE TERRACES • COMMUNAL GROUNDS & GARDENS



## The Property

- Stylish, modern apartment with the balance of the new home warranty, impressive communal areas and access to the southerly gardens
- Master bedroom with bespoke fitted wardrobes and terrace
- Double guest bedroom
- Two luxuriously appointed bath/shower rooms with quality sanitary ware and designer tiling
- Gas fired central heating with radiators, flat plastered ceilings, solid internal doors, Karndean flooring and immaculate décor
- Open plan kitchen/living room with central island, integrated appliances and quartz worktops
- Sliding patio doors to the South facing private terrace, perfect for outdoor entertaining and enjoying views of the gardens
- Allocated parking space, communal Sky dish, bin store, cycle store and visitor parking
- Leasehold, balance of 125 year lease from 2021, service charge £990 per half year, ground rent £175 p.a., managing agents Sullivan Lawford
- Council Tax 'D' £2287.80
- EPC 'B'



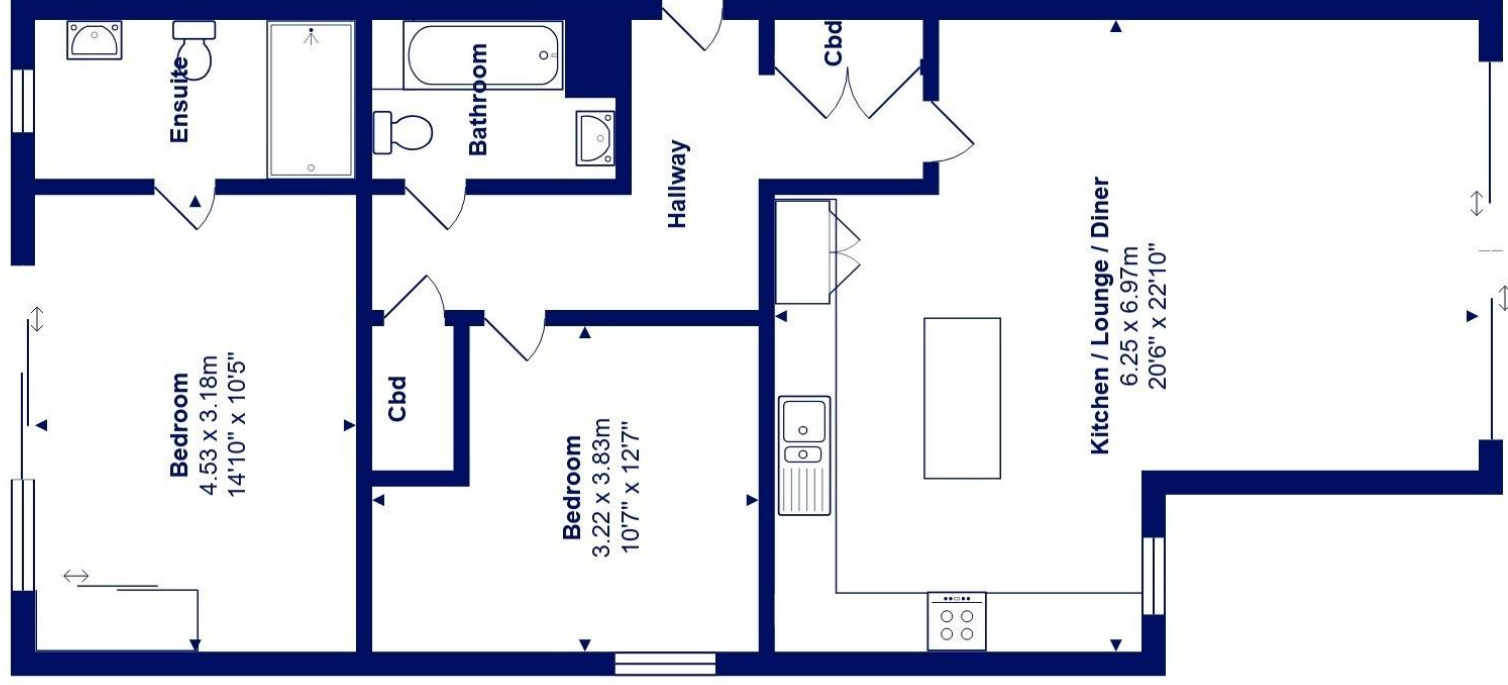




## Location

Highcliffe is a small village in the borough of Christchurch, Dorset. The village lies on a picturesque stretch of Solent coastline with views over Christchurch Bay to the Isle of Wight. Fuelled by its enviable location, coastal walks, main line railway links to London (in under two hours) excellent schools and the popularity of the Chewton Glen Hotel, the Highcliffe Golf Course and the Nature Reserve at Steamer Point, Highcliffe is a popular area for those relocating to the coast.





Total Area: 85.0m<sup>2</sup> ... 915ft<sup>2</sup>

All measurements are approximate and for display purposes only











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