



1 The Hoy, 167-169 Lymington Road, Highcliffe on Sea, BH23 4JS

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1 The Hoy, Lymington Road, Highcliffe on Sea

An extremely impressive 'as new' two bedroom ground floor apartment built by Colten Developments in 2021, beautifully presented throughout with a crisp contemporary interior, en-suite shower room to the master bedroom and a lovely sunny South facing patio enjoying the afternoon sun. Situated in this excellent position within walking distance of high street and Friars Cliff beach through the grounds of the Grade I Listed Highcliffe Castle.

- TWO BEDROOMS • TWO BATH/SHOWER ROOMS (ONE EN-SUITE) • KITCHEN/LIVING/DINING ROOM •
ALLOCATED PARKING •



The Property

- Two bedrooms, master with fitted sliding wardrobes
- Two bath/shower rooms (one en-suite) with Porcelanosa tiling
- Sunny south facing private patio
- Open plan kitchen/dining/living room with integrated appliances & Quartz worktops
- uPVC double glazing, gas fired central heating & neutral decor throughout
- Smart communal hall and stairway
- Passenger lift to all floors
- Video security entry phone system & Wiring for Sky TV
- Allocated parking & visitor space
- Well kept communal grounds & gardens and the use of a communal cycle store
- Approximately one mile to the main village centre and a short stroll to Friars Cliff beach & Steamer Point through the Grade I listed Highcliffe Castle
- Maintenance £1740, Ground Rent £175
- Remainder of a 125 year lease from 25/06/2021
- Council Tax 'D' £2175.21
- EPC 'B'

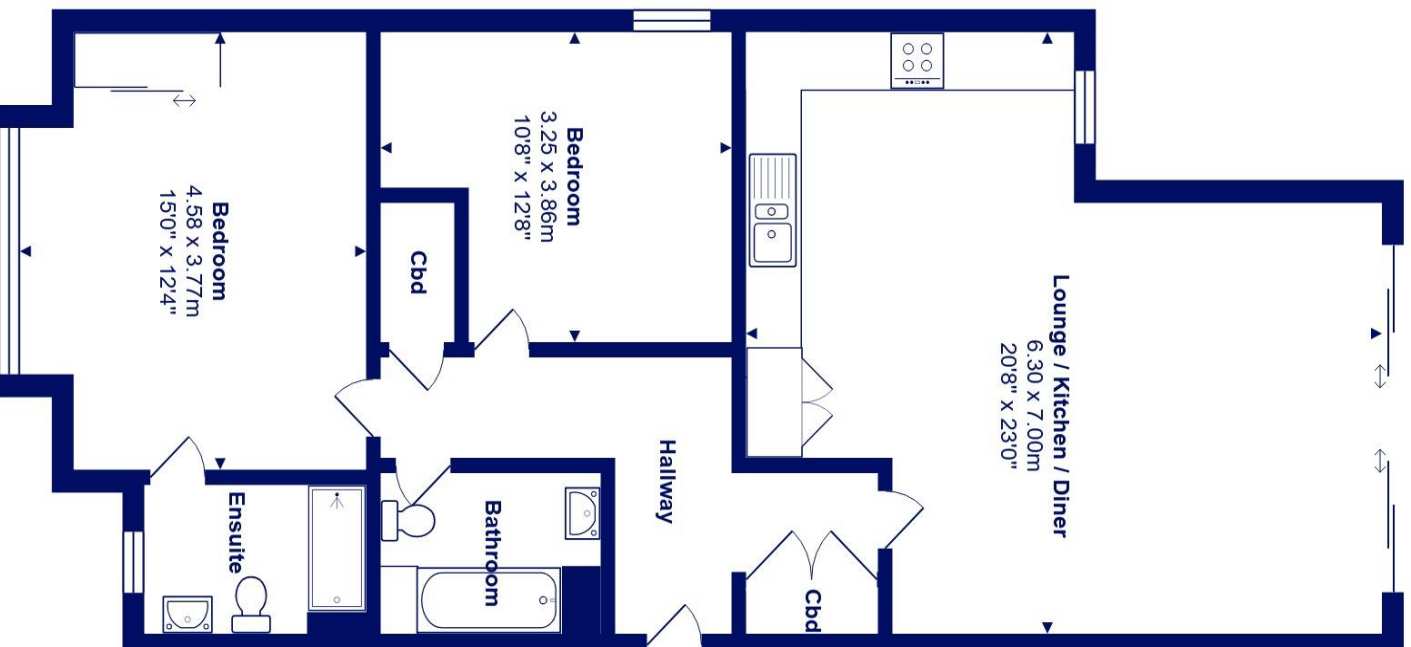




Location

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: 84.7 m² ... 912 ft²

All measurements are approximate and for display purposes only







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