



*3 Hambledon Court, Arundel Way, Highcliffe on Sea, BH23 5DX    £595,000*

**Mitchells**  
1963 — TODAY



# *Hambledon Court, Arundel Way, Highcliffe on*

A superb, front line first floor balcony apartment with unrivalled coastal views over Christchurch Bay being the largest (three bedroom) design set on private cliff top. Immaculate throughout and boasting fabulous views from both the lounge and the dining room, residents here also enjoy private access onto the beach below. 3 Hambledon Court is one of just eight, three bedroom apartments on this select development. Rarely available and offering about 1200sqft of living space, the development is extremely well run with a share in the freehold, balance of 999 year leases and immaculate gardens and grounds for the residents to enjoy, that run right to the cliff edge.

- THREE BEDROOMS • TWO BATH/SHOWER ROOMS • KITCHEN • LOUNGE • DINING ROOM • SUN BALCONY • LARGE HALLWAY • COMMUNAL GROUNDS & GARDENS • PARKING • GARAGE •



## The Property

- Quality, sea front apartment with about 1200sqft of living space
- Spectacular sea and coastal views to the Isle of Wight, Hengistbury Head and beyond
- Three double bedrooms, all with fitted wardrobes
- Refitted bathroom and separate shower room/wc
- Large lounge leading to the sun balcony and formal dining room (potential to knock through and create a fantastic open plan space)
- Gas fired heating, UPVC double glazing, garage and casual parking
- Private access to the beach, walking distance of the village centre
- Shared freehold, balance of 999 year lease, service charge £550 per ¼
- Managing Agents Arquero in New Milton
- Council Tax 'E' £2796.19
- EPC TBC

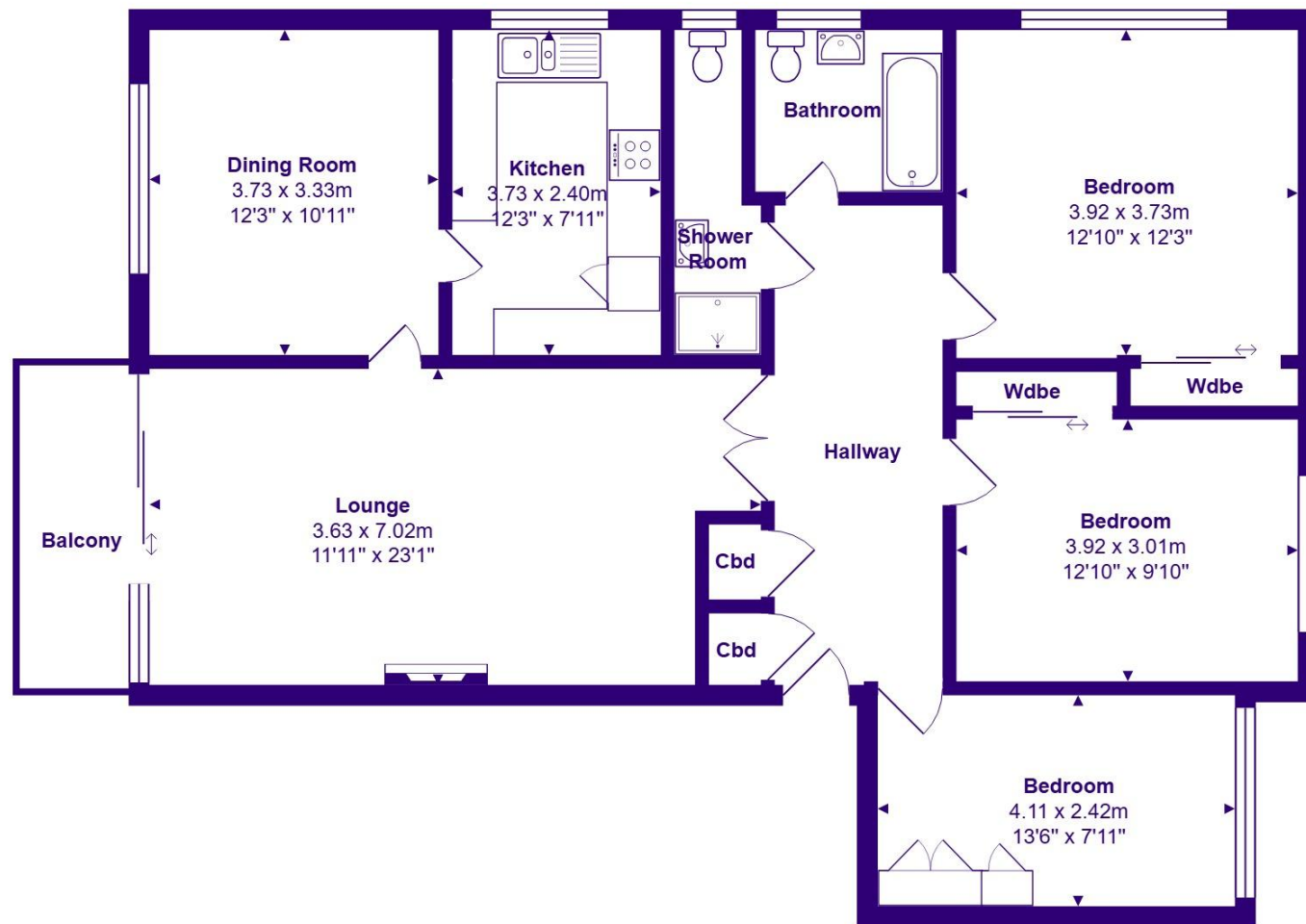




## Location

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: 109.6 m<sup>2</sup> ... 1180 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only







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