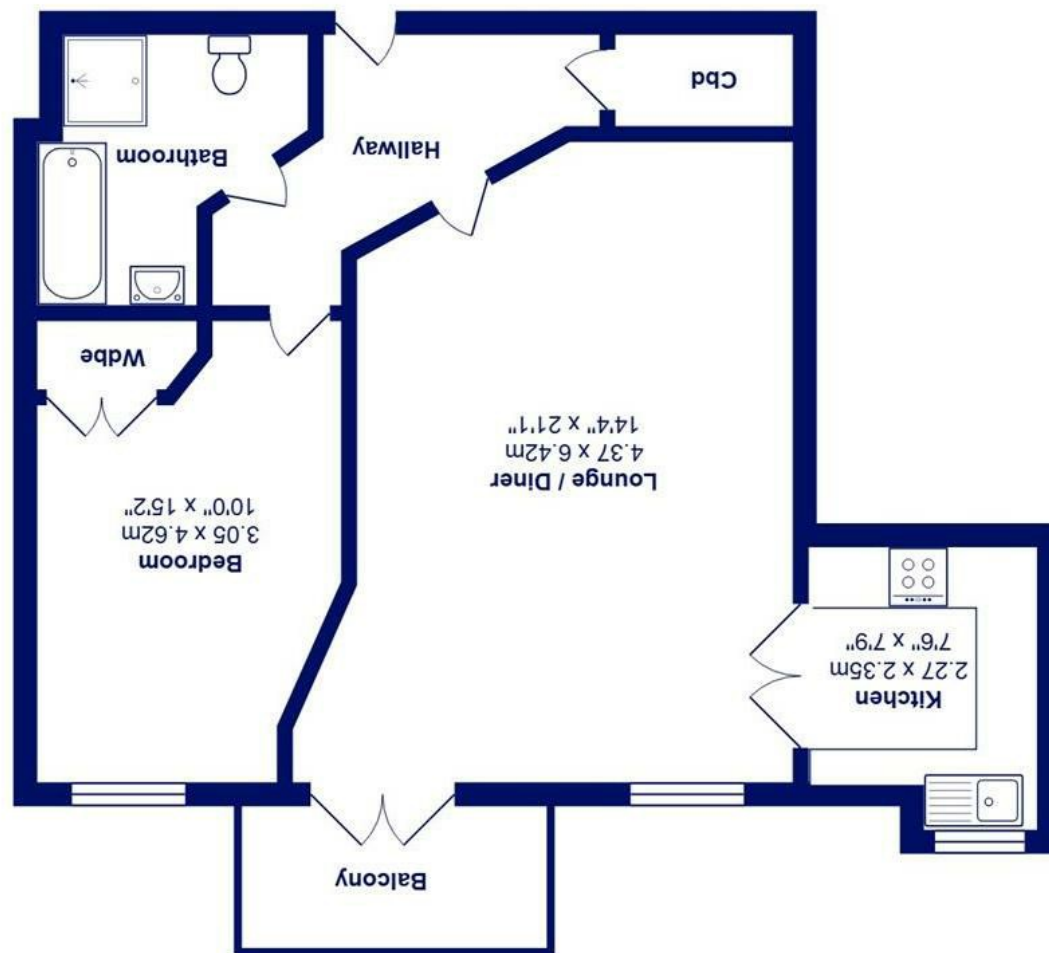


All measurements are approximate and for display purposes only



49 Highview Court Wortley Road, Highcliffe On

£35,000

Mitchells
1963 — TODAY

****Being sold by online auction on 23rd July 2026 in conjunction with Clive Emson Auctioneers****

A well presented top floor (with lift) retirement flat in Highview Court featuring a sunny East facing balcony giving that all important outside space. Highview Court was built by leading retirement developers McCarthy and Stone just over five years ago and offers the very latest in retirement living offering complete peace of mind and security to the residents in addition to fabulous communal facilities including a waitress service restaurant, sumptuous residents lounge and 24 hour care line facility/house manager.

The development is delightfully situated adjoining the park like recreation ground and within just a short level stroll of the seafront, main high street shopping centre, doctors surgery and all the other facilities that Highcliffe has to offer.

- One double bedroom with fitted wardrobes
- Bright and airy sitting/dining room with fireplace and access to an East facing balcony
- Fully tiled bathroom with large walk in shower, non-slip floor
- Short stroll to medical centre, high street, cliff top and beach
- Safe, secure and lively atmosphere with resident arranged activities
- Waitress service restaurant serving a 3 course lunch everyday (cost £5.00 approx), 24 hour careline facility and resident house manager
- Service charge £11,207.58 p/a Ground Rent £483 p/a (September 2025)
- Communal laundry facilities and secure electric buggy store with charging points
- Secure and stimulating environment with plenty of interaction with the other residents
- One hour of domestic help included in the service charge per week

EPC Rating Band: C

Council Tax Band: C

Leasehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

