



*3 Hambledon Court Arundel*

*£575,000*

**Mitchells**

1963 — TODAY



## *Arundel Way, Christchurch*

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.



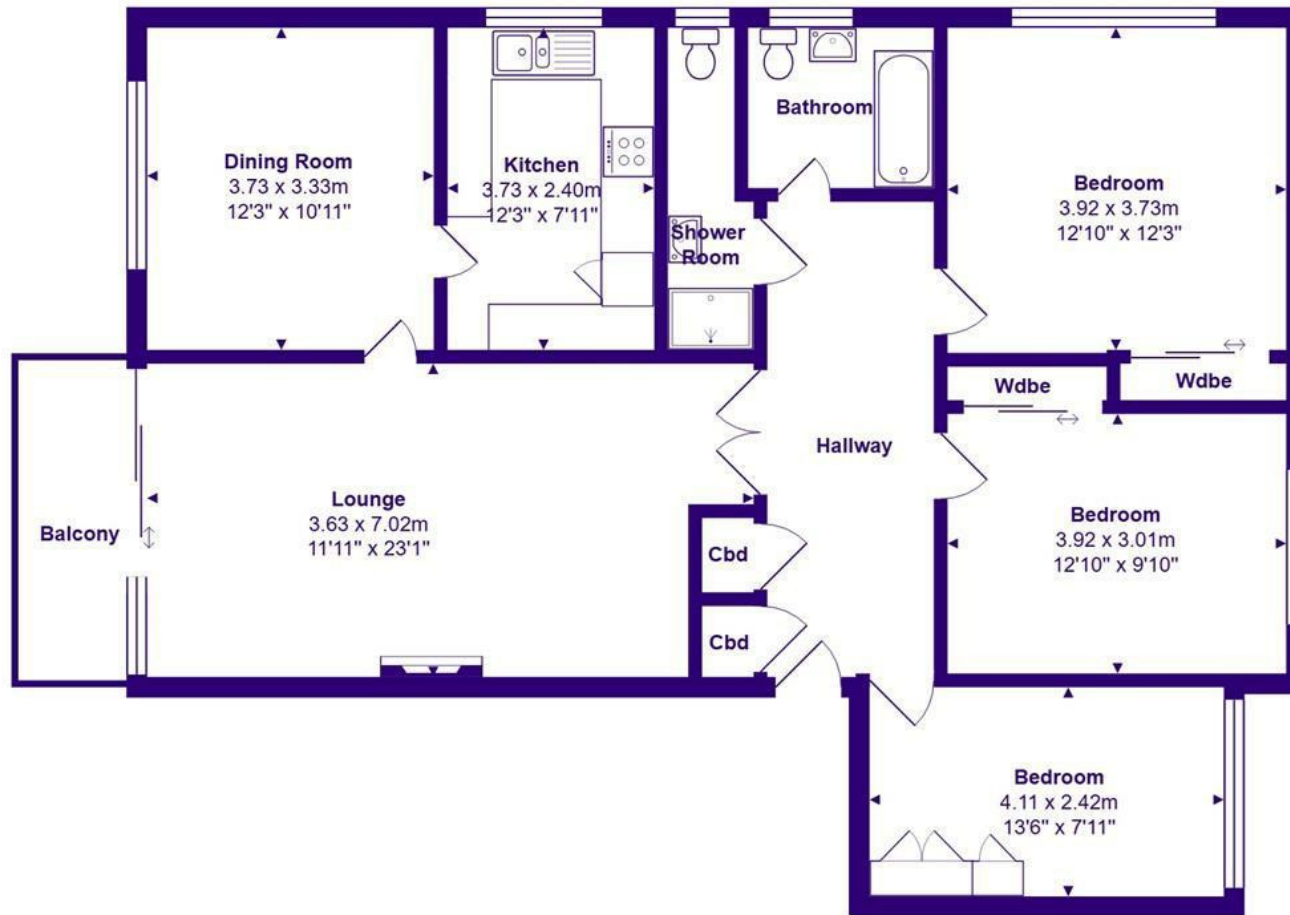
## The Property

- Quality, sea front apartment with about 1200sq ft 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 /
- Managing Agents Arquero in New Milton
- Council Tax 'E' £2796.19





Location

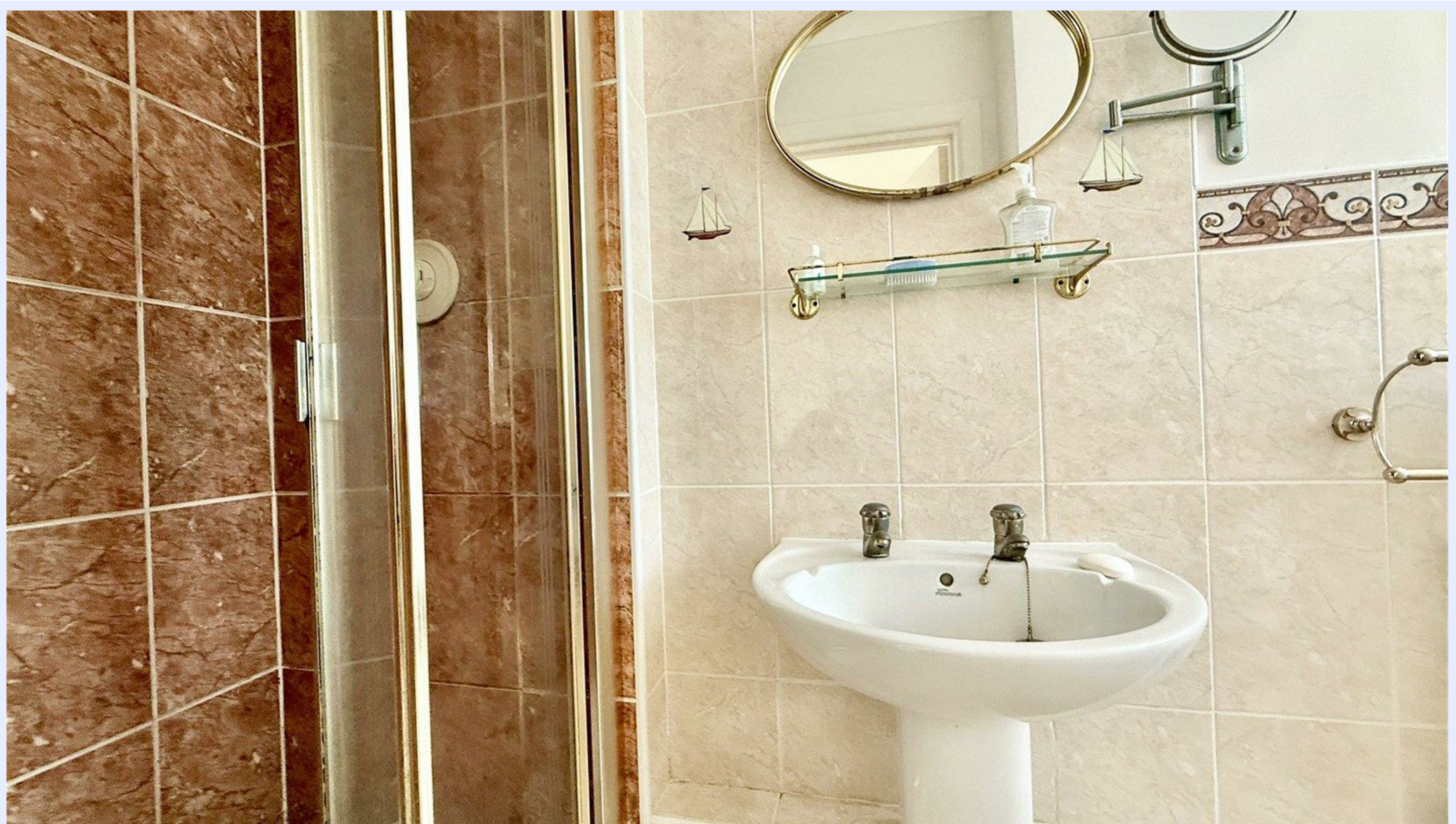


Total Area: 109.6 m<sup>2</sup> ... 1180 ft<sup>2</sup> (excluding balcony)

All measurements are approximate and for display purposes only







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