

HUNTERS[®]

HERE TO GET *you* THERE

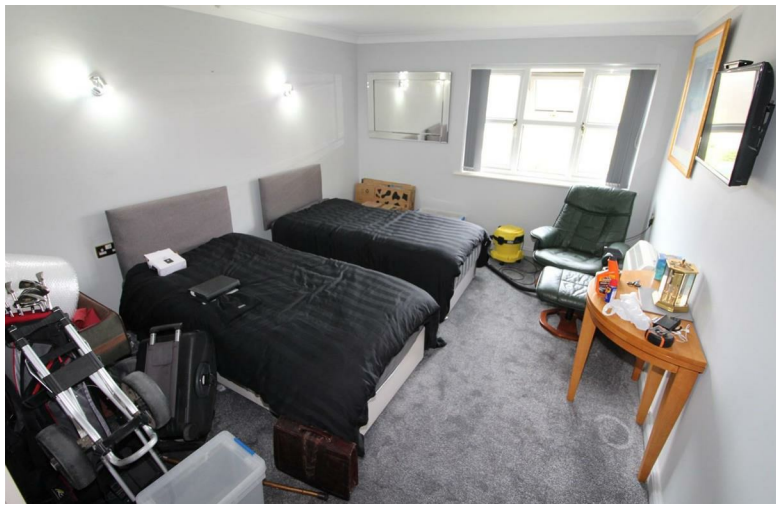


Wortley Road

Highcliffe, Christchurch, BH23 5DR

£1,200





Area Map



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

Available 1st May 2025.

The Farthings is a retirement development of 32 apartments, for the over 60's. The Farthings is situated in a very convenient location, within two minutes walk of the main shopping facilities of Highcliffe Village centre and within only five minutes walk of the cliff top, with its panoramic coastal walks and safe sandy beaches.

This 1st floor flat, consists of a large lounge/diner which leads into the recently refurbished kitchen. The kitchen is offered with the option of including the fridge freezer, dishwasher and washing machine. These items are subject to a maintenance agreement with the landlord.

The bathroom has been fully modernised and consists of a large walk-in shower, low level wc and basin unit. Both double bedrooms are of a good size and benefit from fitted wardrobes. The property comes with the use of one designated parking space.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING OR LETTING?** If you are thinking of selling or letting your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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