



2 The Hoy, 167-169 Lymington Road
Christchurch

£1,600 PCM

This stylish and well-appointed three bedroom ground floor apartment offers a perfect blend of modern living and coastal convenience. Set within a desirable development, the property is finished to a high standard throughout and provides a bright, open-plan layout ideal for both relaxing and entertaining. Holding deposit: £369 Security deposit: £1846 Council tax band: E



- Modern kitchen with appliances • Open-plan living area • Master bedroom with ensuite • Family bathroom with shower • Allocated parking space • Private patio and communal garden • Ground floor apartment • Near Highcliffe high street • Easy access to A35

The heart of the home is a spacious kitchen/living/dining area, flooded with natural light from sliding doors that open onto a private patio and the communal garden. The kitchen is sleek and functional, featuring integrated appliances, oven and hob, ample worktop space, and generous storage.

There are three bedrooms, including a master bedroom with a built-in wardrobe and a private en-suite bathroom. The second bedroom is a comfortable double, while the third offers flexibility as a single room or home office. A modern family bathroom and a large utility cupboard off the hallway add to the apartment's practicality.

Located within easy reach of Highcliffe High Street, Highcliffe Golf Club, Highcliffe Castle, and the stunning local beaches, this property also benefits from excellent transport links via Christchurch and the A35, making it ideal for commuters and coastal explorers alike.

There is allocated parking for one car.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

ADDITIONAL INFORMATION

Council tax band: E Furnishing Type: Part furnished Security Deposit: £1,846 Available From: 13th July 2025



Floor Plan

Ground Floor

Approx Gross Internal Area
90.1 sqm / 970.3 sqft

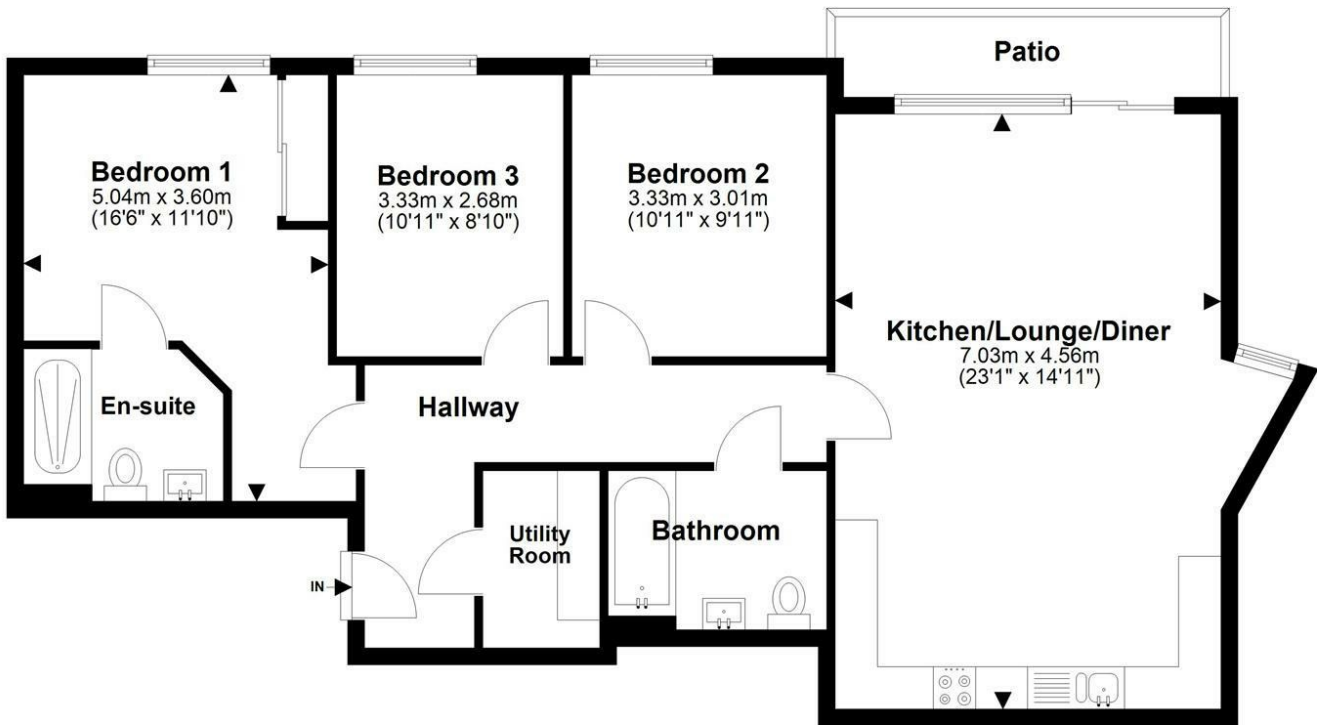


Illustration for identification purposes only; measurements are approximate, not to scale. www.fpusketch.co.uk
Plan produced using PlanUp.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



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