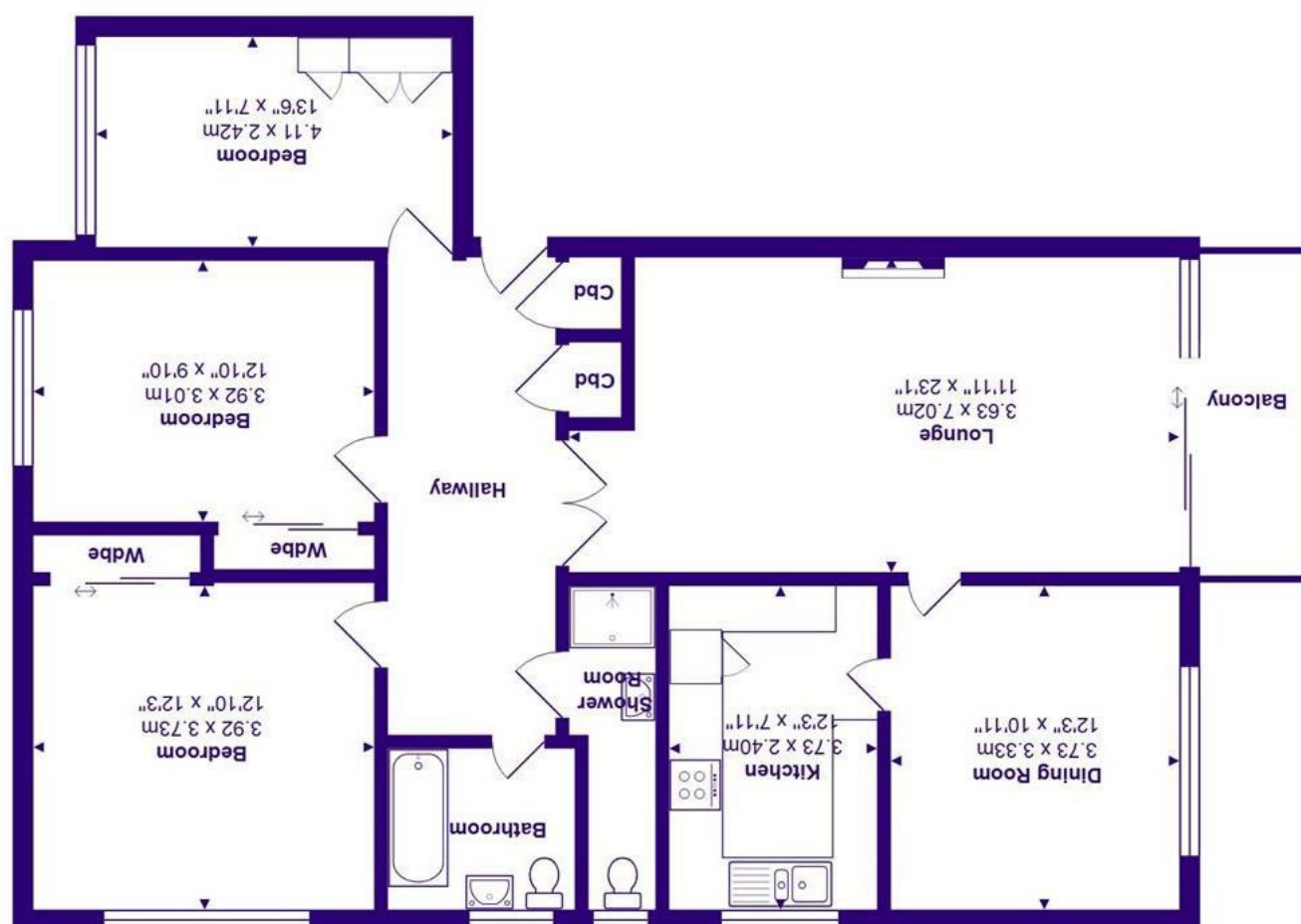




Total Area: 109.6 m² ... 1180 ft² (excluding balcony)
All measurements are approximate and for display purposes only



3 Hambledon Court Arundel Way, BH23 5DX

£545,000

Mitchells
1963 — TODAY

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. NO LIFT.

- 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

EPC Rating Band:

Council Tax Band: E

Share of Freehold

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £49 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

