DANEHURST

ESTATE AGENTS

PENTHOUSE, LYMINGTON ROAD, HIGHCLIFFE.

Guide Price £350,000 - £375,000

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Occupying the top floor and enjoying uninterrupted views across to the Isle of Wight, this spacious two double bedroom penthouse offers approximately 1,120 sq ft of accommodation. Both stairs and a lift provide access to the upper floors, with a full width balcony and two allocated parking spaces.

The outlook is a defining feature. The Isle of Wight forms a constant backdrop, with sunrises, boats passing throughout the day and the moon rising in the evening. When there are firework displays they can also be enjoyed from the apartment and balcony.

Inside, the apartment is light, spacious and exceptionally well cared for.

The dual aspect living and dining room measures approximately 19'9" x 15'5", with glazed doors opening directly onto the balcony and plenty of space for separate sitting and dining areas.

The separate kitchen and breakfast room provides excellent storage, an island and integrated appliances, with a south facing window looking across towards the Isle of Wight.

Both bedrooms are generous doubles with Sharps fitted wardrobes. The principal bedroom measures approximately 18'7" x 13'7" at its widest points and has an en suite shower room. Bedroom two measures approximately 13'7" x 10'5" and is served by a separate bathroom with a bath and separate shower.

There is also excellent storage within the entrance hall.

The full width balcony gives you valuable outside space, whether you are sitting out with a morning coffee, enjoying a drink in the evening or simply taking some time outside.

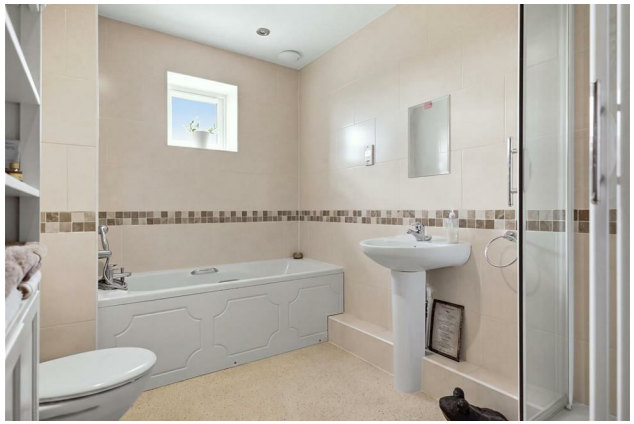
Two allocated parking spaces are positioned to the rear of the building.

The location puts the coast within easy reach, with the beach nearby along with local shops, cafés and restaurants.

LEASEHOLD & MAINTENANCE FEES

The property is held on a Leasehold Tenure with around 108 years unexpired. Ground rent is payable annually at £200 and Maintenance is payable at approx £2000 per annum.

Council Tax: D - EPC: B

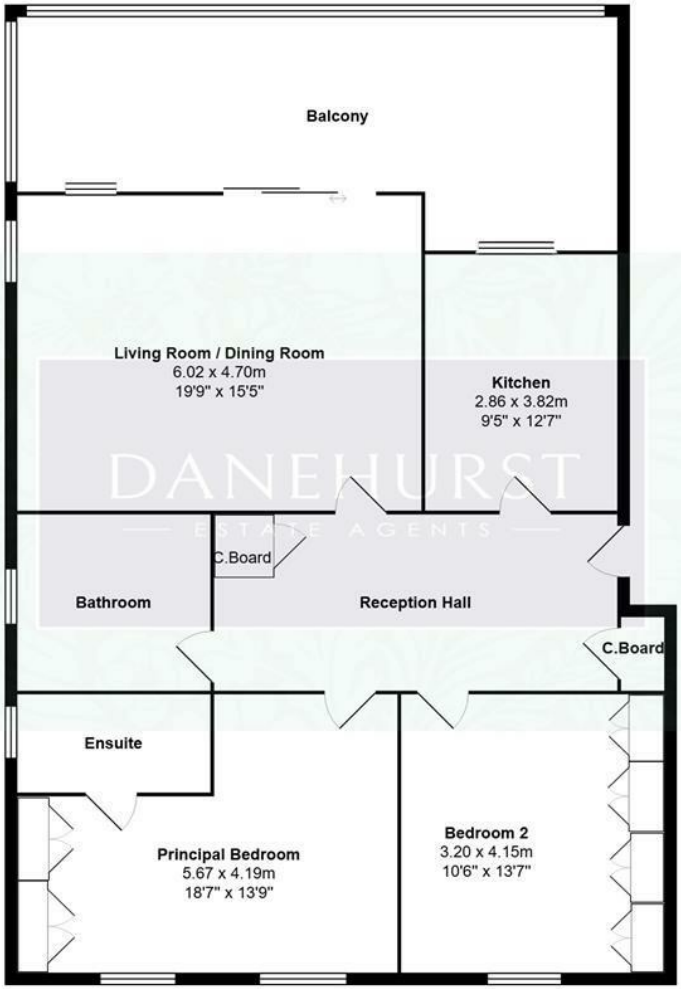


- Penthouse Apartment
- Views across to the Isle of Wight and Needles
- Bedroom one with en-suite
- Second double bedroom
- Main bathroom with bath and shower
- Kitchen/Breakfast Room
- Two Allocated Parking spaces
- Lift and stairs to apartment
- New boiler fitted in 2022
- Close to shops and beach

Location

Highcliffe offers an excellent coastal location, with the beach, local shops, cafés and restaurants all close by. Hinton Admiral mainline railway station is approximately 1.2 miles away, with direct services to London Waterloo, while New Milton and the historic town of Christchurch are both within easy reach. The New Forest National Park is also just a few miles away, giving you the coast, countryside and excellent transport connections all within easy reach.

Penthouse



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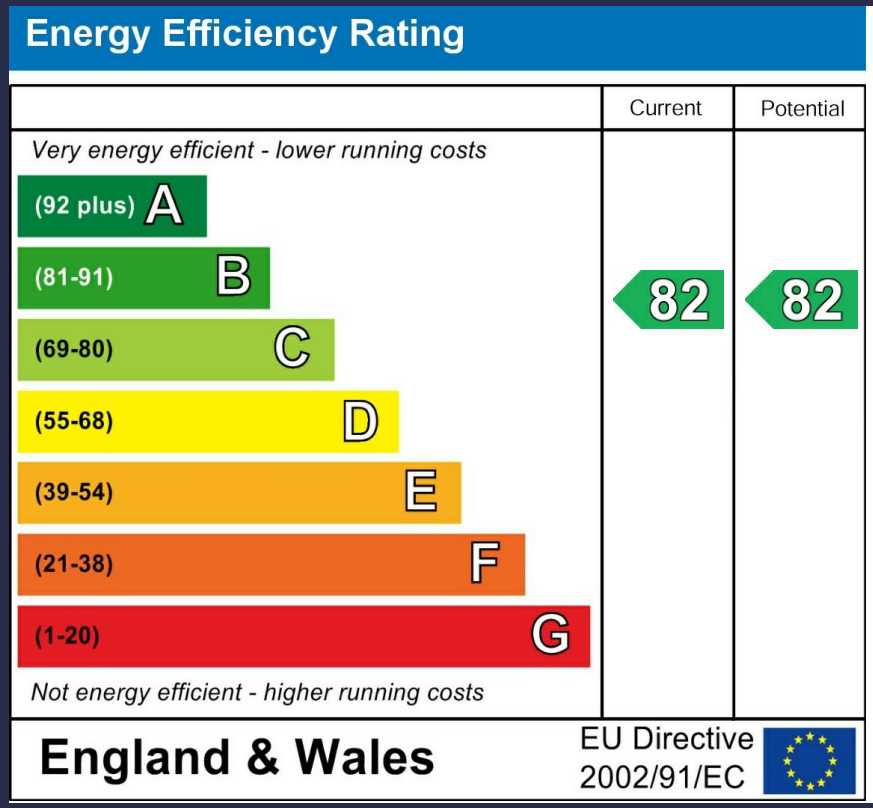
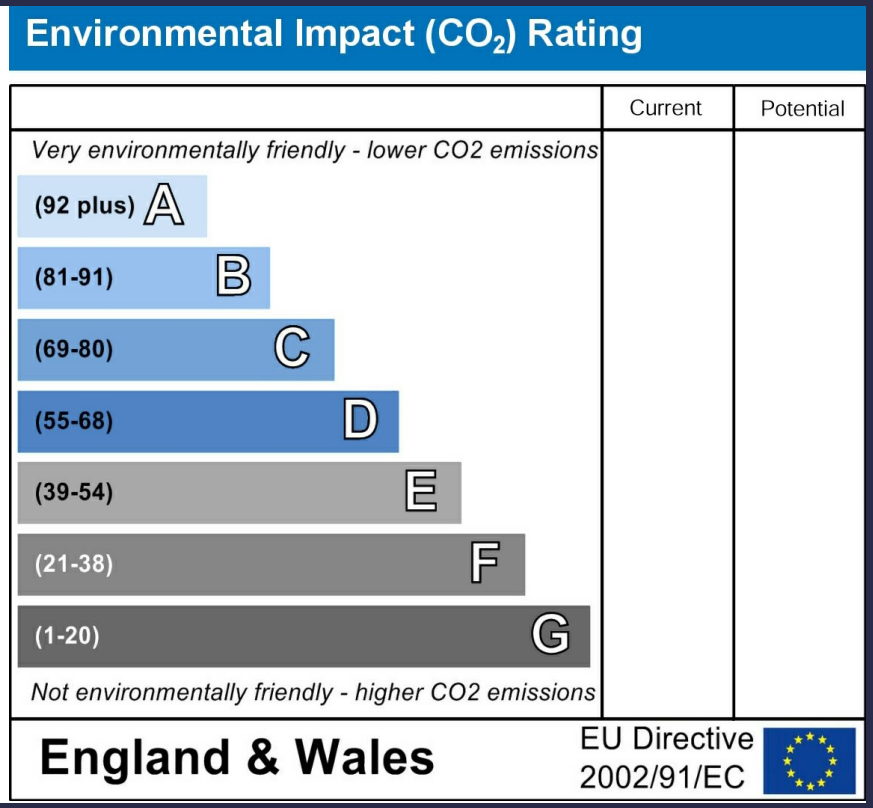
All measurements are approximate and for display purposes only





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