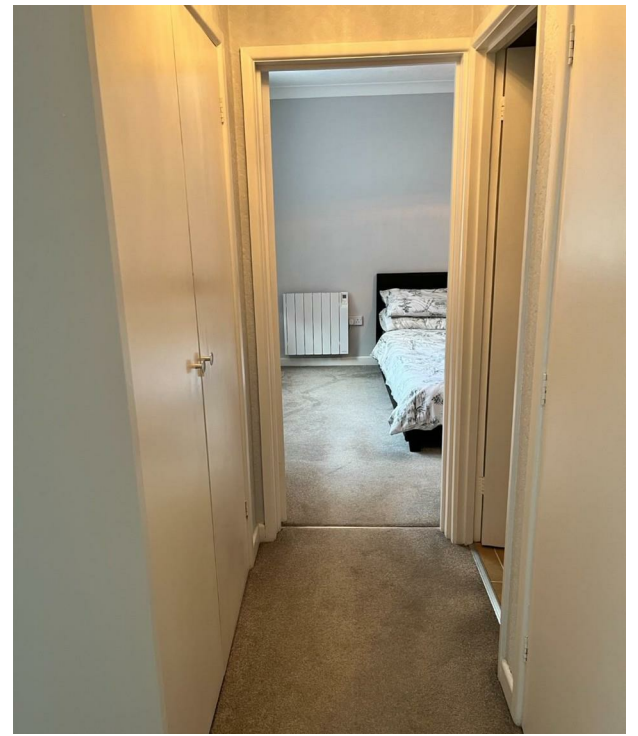




**HUNTERS**<sup>®</sup>  
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**A beautifully presented one-bedroom apartment situated in the highly sought-after High Pines development, just a short walk from the award-winning Friars Cliff beach and close to the amenities of Highcliffe village.**

**Located at 14 High Pines, St Georges Close, Highcliffe, BH23 4LN, this attractive flat offers an excellent opportunity for first-time buyers, downsizers, investors, or those seeking a coastal holiday home. Positioned within well-maintained communal grounds, the property enjoys a peaceful setting while being conveniently close to local shops, transport links, Highcliffe Golf Club, and the stunning coastline of Friars Cliff and Avon Beach.**

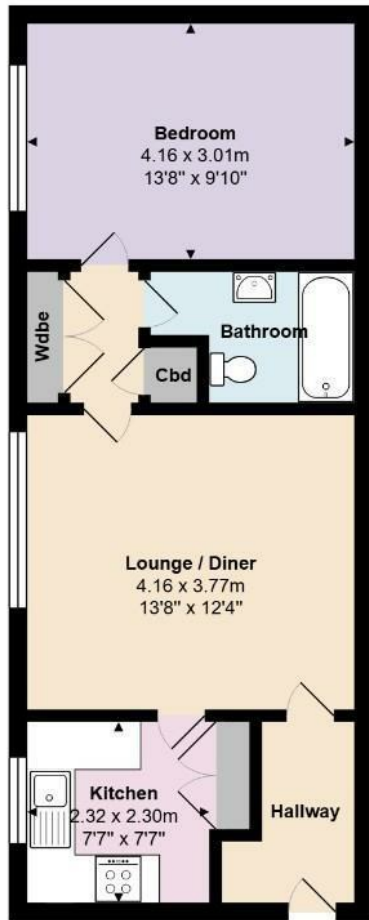
**The accommodation comprises a bright and spacious lounge/dining room, a well-appointed fitted kitchen, a generous double bedroom with fitted storage, and a modern bathroom. The apartment benefits from excellent natural light throughout and offers comfortable, low-maintenance living in a desirable residential location.**

**Residents also benefit from attractive communal gardens, ample parking, The property is ideal for both permanent residence and lock-up-and-leave coastal living.**

**Friars Cliff beach is within easy walking distance, offering beautiful sandy beaches, scenic coastal walks, beach cafés, and access to the popular Avon Beach and Mudeford Quay, making this an exceptional lifestyle location for buyers seeking both convenience and seaside charm.**

**High Pines remains one of Highcliffe's most desirable apartment developments due to its excellent position, spacious accommodation, and proximity to both the beach and village centre.**

**An excellent opportunity to acquire a charming coastal apartment in one of Dorset's most desirable seaside locations.**

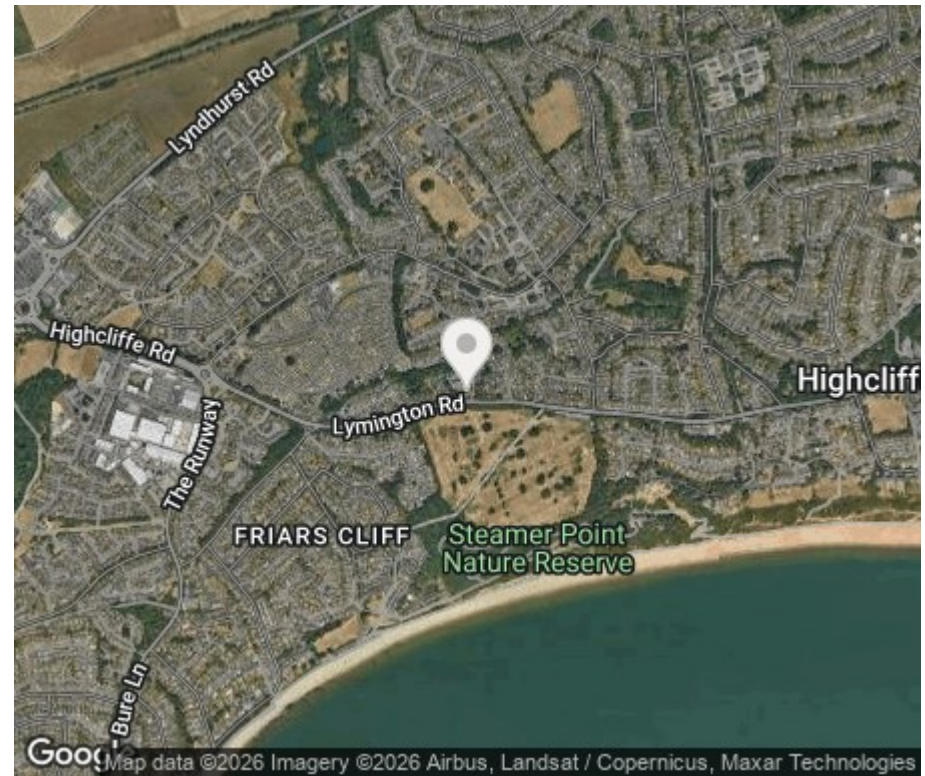


Total Area: 46.9 m<sup>2</sup> ... 504 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	70	80
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	70	80
EU Directive 2002/91/EC		



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.

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