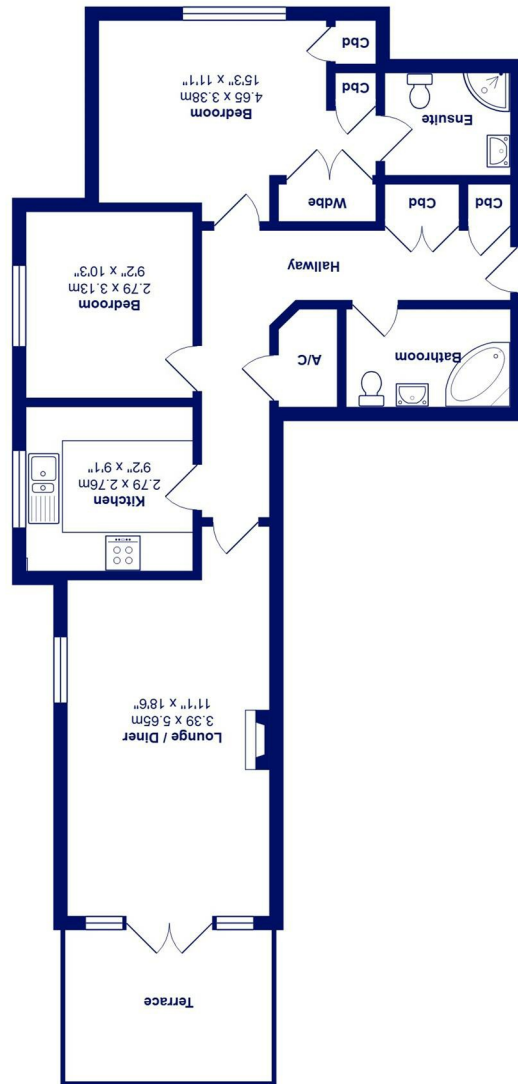




Total Area: 77.9 m<sup>2</sup> ... 839 ft<sup>2</sup> (excluding terrace)  
All measurements are approximate and for display purposes only.



*1 Rothesay Point 15 Wharncliffe Road, Highcliffe on* *£510,000*

**Mitchells**  
1963 — TODAY

An outstanding, front line apartment with wonderful sea views towards the Isle of Wight that forms part of this select development set behind electric security gates and boasting communal gardens leading to the cliff edge with no public access in front. Show home order throughout.

Rothsay Point is an exclusive block of just 11 high calibre apartments that were built to exacting standards by Pennyfarthing Homes in 2007. Flat 1 is a ground floor flat but raised off the garden level meaning the sea views from the living room and south facing terrace are fantastic!

The bustling village centre with its array of independent shops, great cafes, artisan bakeries and the excellent brasserie The Oaks. Immaculately presented this stylish home would make a brilliant holiday or retirement proposition.

- Purpose built, sea front apartment of about 840 sq ft in first class condition
- Beautifully decorated living room with access to a generous covered sun terrace with wonderful seaviews
- Quality fitted kitchen with granite worktops and integrated appliances
- Spacious master bedroom with bespoke fitted wardrobes and designer en-suite shower room
- Additional double bedroom with further family bathroom
- Ample storage in the hall, perfect for coats, Hoover, ironing board, shoes etc
- Secure underground parking with one allocated space and a lift to all floors
- Gas fired central heating, UPVC double glazing, flat plastered ceilings and quality internal doors/floor coverings
- Level, lawned gardens that lead to the cliff edge with no public right of way in front (unlike some on the cliff top), visitors parking
- Shared freehold, balance of 999 year lease, service charge £2432.66 (per half year inc £500 contribution to reserve fund)

EPC Rating Band: C

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 £45 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

