

Flat 11 The Hoy

167-169 Lymington Road, Highcliffe, Christchurch, BH23 4JS

SPENCERS



FLAT 11 THE HOY

HIGHCLIFFE

Set in a highly desirable position in Highcliffe, within walking distance of the beach, Highcliffe village centre, Highcliffe Castle and the nearby trailway, this beautifully presented two-bedroom, two-bathroom ground-floor apartment offers generous contemporary accommodation of approximately 915 sq ft.

Built in 2021 and finished to a high standard throughout, the property also benefits from a private south-facing terrace overlooking landscaped communal gardens, together with allocated parking. No onward chain.

The Property

Kitchen/Sitting Room • Principal Bedroom with En-Suite Shower Room

• Double Bedroom • Family Bathroom

Grounds & Gardens

Private South-Facing Terrace • Landscaped Communal Grounds

• Allocated Parking Space

Guide Price £399,950

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The Property

The apartment is approached through smart communal areas and occupies an appealing ground-floor position, with its principal accommodation enjoying a particularly good connection to the outside space.

At the heart of the apartment is an impressive open-plan kitchen, dining and living room, arranged as a spacious and sociable main living area with clearly defined zones for cooking, dining and relaxing. Sliding patio doors draw in plenty of natural light and open directly onto the principal terrace and communal garden outlook.

The kitchen is fitted in a contemporary style with an excellent range of wall and base cabinetry, complemented by quartz work surfaces and a substantial central island unit. The island provides additional preparation space as well as a natural focal point to the room and an informal place to sit and dine. A comprehensive range of integrated appliances is neatly incorporated within the cabinetry, helping to maintain the clean, streamlined appearance of the kitchen. Its open-plan arrangement allows the kitchen to connect naturally with both the dining and seating areas, making the space particularly well suited to entertaining.

The living area itself has ample room for comfortable seating and opens through wide sliding doors onto a private patio/terrace, creating an attractive extension of the accommodation during the warmer months.

The principal bedroom is a generous double with bespoke fitted wardrobes, an en-suite shower room and direct access onto its own separate patio/terrace area, providing a second private outdoor space.

The second bedroom is also a comfortable double and is served by a separate bathroom, making the arrangement ideal for visiting family or guests. Both the bathroom and en-suite are finished in a contemporary style with quality sanitary ware and tiling.

The apartment has been maintained to an excellent standard, with a neutral decorative scheme, Karndean flooring through the principal areas, solid internal doors and gas-fired central heating.







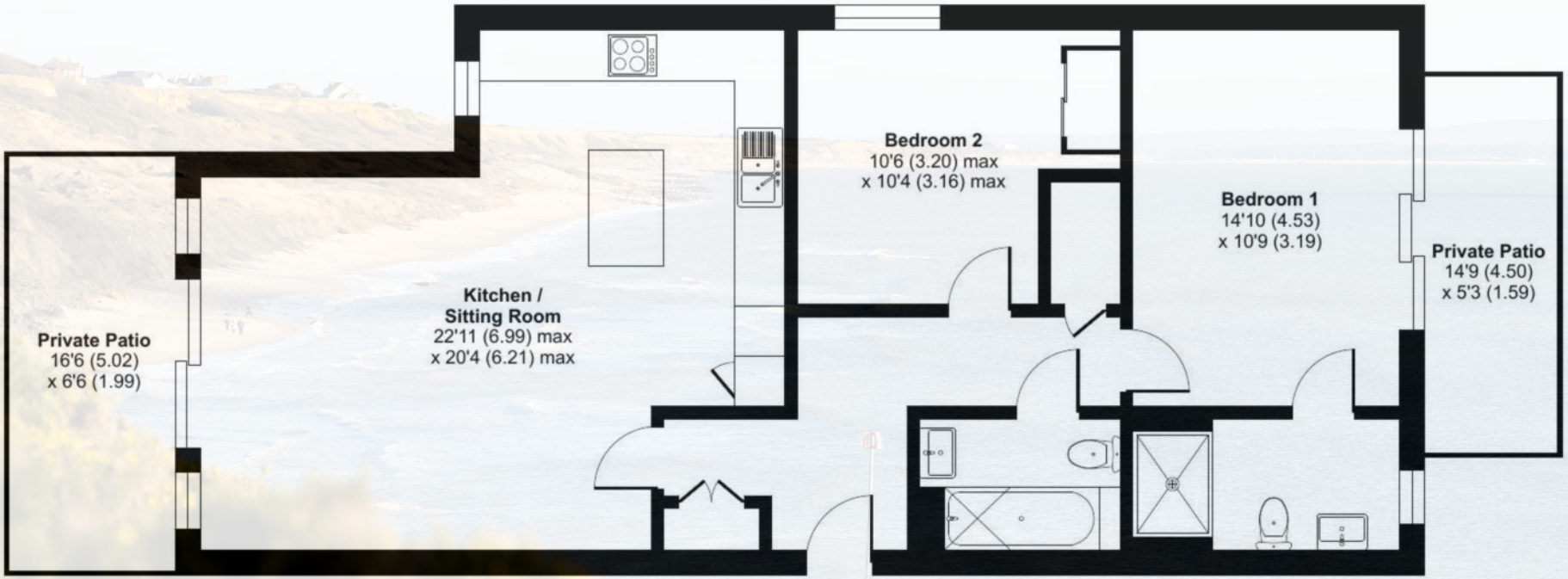




FLOOR PLAN

Approximate Area = 896 sq ft / 83.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Grounds & Gardens

A particular feature of the apartment is the two separate patio/terrace areas, both of which enjoy an attractive outlook across the landscaped communal gardens. The main terrace is accessed from the living area, while the principal bedroom opens onto a further private outdoor space.

The development also provides an allocated parking space, together with visitor parking, cycle storage and a communal bin store.

Additional Information

Tenure: Leasehold
Lease Term: 125 years
Lease Term Remaining: 120 years remaining
Service Charge: £1,980 per annum
Ground Rent: £175 per annum

Council Tax Band: D
Energy Performance Rating: B Current: 85 Potential: 85

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: One allocated parking space

The apartment further benefits from NHBC warranty, with 5 years remaining.

Restrictive Covenants: Short term rentals not permitted, nor parking of commercial vehicles.

Broadband: FFTC Fibre-optic cable to the cabinet, then to the property.
Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.





The Situation

Highcliffe on Sea (or simply Highcliffe) sits on a high bluff above a beautiful stretch of sand and shingle beach. This small leafy coastal town, straddling the Dorset/Hampshire border, is best known for Highcliffe Castle, an ornate early Victorian mansion, once home to Mr Selfridge and now an events venue. Its grounds enjoy outstanding views across Christchurch Bay towards. the Isle of Wight while footpaths head off to a wooded nature reserve or zig-zag down to the beach.

Highcliffe is ideal for those searching for a relaxed yet smart seaside lifestyle. A high street of useful independent shops includes a bakery, family butcher and gourmet grocery. Highcliffe also nurtures a foodie reputation with an annual food festival and tasty selection of cafes, gastropubs and restaurants.

Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

Points of Interest

Highcliffe Town Centre	0.4 miles
Highcliffe Beach	0.9 miles
Highcliffe Castle	0.2 miles
Mudeford Quay	2.7 miles
Highcliffe School	1.9 miles
Hinton Admiral Train Station	0.9 miles
Bournemouth Airport	7.0 miles
Bournemouth Centre	8.7 miles
London	2 hours 15 mins by train

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fitments, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



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