

# Flat 2 Tracey Court

*239a Lymington Road Highcliffe, BH23 5EB*

SPENCERS







*A well-appointed two-bedroom ground floor apartment, ideally located next to the park in the village centre, just 0.3 miles from Highcliffe beach. Tastefully modernised and improved throughout, the property is presented in turnkey condition.*

## The Property

Accessed via a communal hallway with intercom entry system, the front door opens into a welcoming hallway providing access to all accommodation, including a separate WC and a useful cloaks cupboard.

Located at the front of the property is a well-proportioned double bedroom with dual aspect windows, fitted with plantation shutters and benefiting from double fitted wardrobes.

The contemporary shower room comprises a large walk-in shower cubicle, wash hand basin with storage beneath, WC, heated towel rail, and partly tiled walls.

The modern kitchen offers a good range of shaker-style wall, floor, and drawer units with attractive work surfaces over. Integrated appliances include a four-ring gas hob, single oven, fridge freezer, slimline dishwasher, and space for a washing machine.

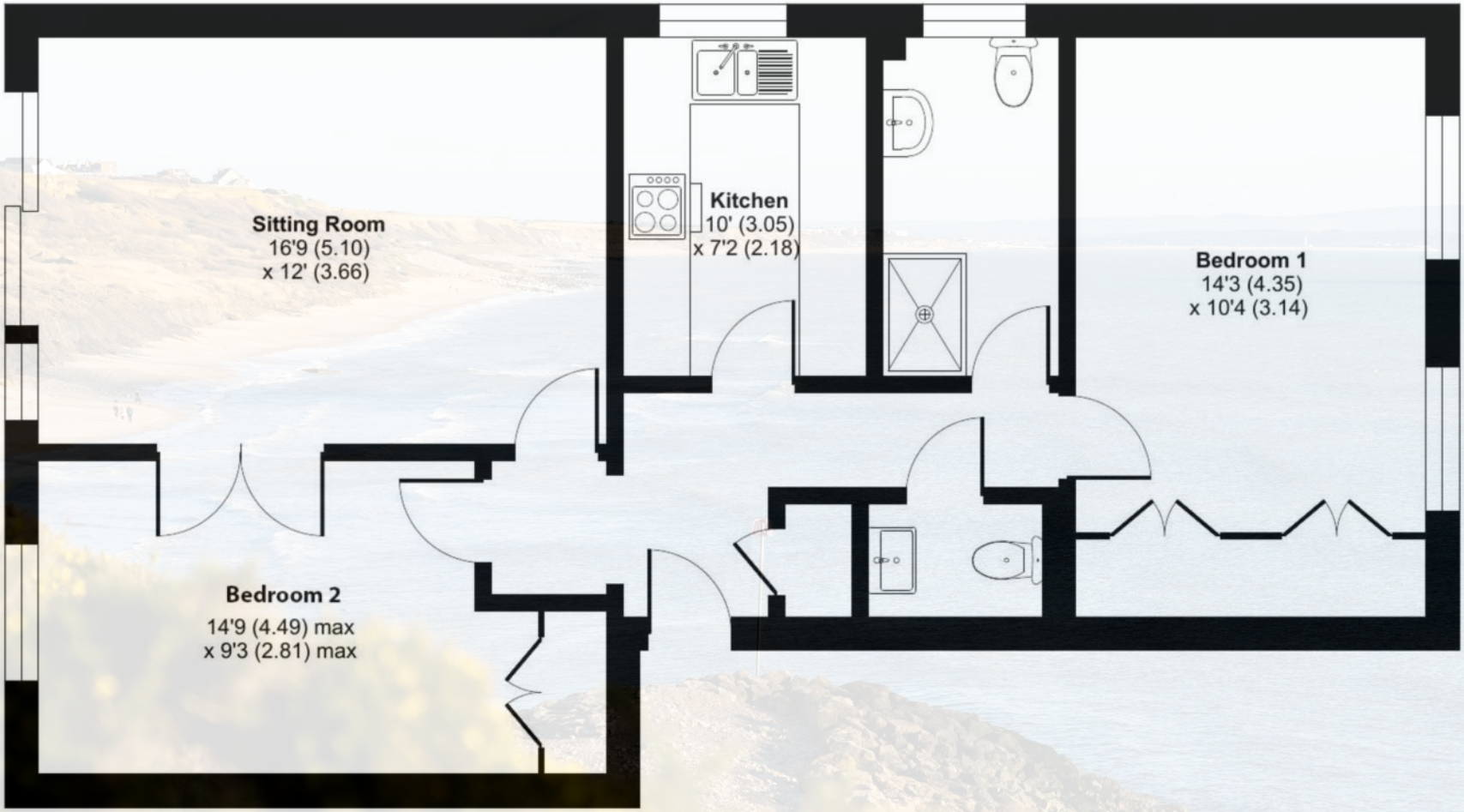
***£270,000***

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FLOOR PLAN

Approximate Area = 774 sq ft / 71.9 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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## The Property Continued…

Situated to the rear of the property is the spacious living/dining room, offering ample space for furniture and featuring sliding doors opening onto the private south-facing terrace.

Double casement doors connect the living area to the second bedroom, which is currently utilised as a home office.









*Further benefits include a private outdoor terrace, an underground allocated parking space, visitor parking, and a share of the freehold.*

## Additional Information

Tenure: Share of Freehold
Lease Term: 999 years from 20th January 2009
Lease Term Remaining: 982 years remaining
Service Charge: £1,350 payable every 6 months. Covers maintenance of communal areas, cleaning, gardening, window cleaning and buildings insurance. The rest goes into a fund for any repairs, decorating or maintenance etc.

Council Tax Band: C
Energy Performance Rating: D Current: 62 Potential: 63

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Superfast broadband with speeds of up to 60 Mbps is available at the property (Ofcom).

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

## 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.





## The Local Area

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.

Leisure facilities include Highcliffe Castle Golf Club while the New Forest lies just to the north.

As Highcliffe developed post-war property is mostly mid-century character houses, coastal chalets and high-specification new builds. For families, schools are rated 'good' while local independents, including Durlston Court and Ballard, are judged 'excellent'. Mainline railway stations are found nearby at Hinton Admiral and New Milton with services to London Waterloo in two hours.

## Points of Interest

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| Highcliffe Town Centre | 0.2 Miles |
| Highcliffe Beach | 0.5 Miles |
| Highcliffe School | 1.3 Miles |
| Hinton Admiral Train Station | 1.3 Miles |
| Mudeford Quay | 2.5 Miles |
| Christchurch Town Centre | 3.6 miles |
| Bournemouth Airport | 7.4 Miles |
| Bournemouth Centre | 10.2 Miles |
| London | 101 Miles |



**For more information or to arrange a viewing please contact us:**
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