

Rothesay Lodge,

Apartment 18, 2-10 Stuart Road. Highcliffe, Christchurch, BH23 5FP

SPENCERS





Superbly positioned just moments from Highcliffe village centre and the picturesque cliff top, this beautifully presented first-floor retirement apartment offers elegant, low-maintenance living within one of the area's most sought-after retirement developments. Combining stylish accommodation with an excellent range of resident facilities, the property provides comfort, security and convenience in an enviable coastal setting. This exceptional apartment presents an ideal opportunity for those seeking a secure, comfortable and sociable retirement lifestyle in one of the South Coast's most desirable locations.

The Property

Accessed via a welcoming communal entrance with lift service to all floors, the apartment opens into a spacious entrance hall with useful storage, leading through to a bright and generously proportioned living/dining room. This attractive reception space enjoys a pleasant outlook and is enhanced by doors opening onto a Juliet balcony, allowing plenty of natural light to create a wonderfully light and airy atmosphere. The adjoining contemporary kitchen is thoughtfully designed with a comprehensive range of fitted units, quality integrated appliances and ample worktop space, making it both practical and stylish.

The well-proportioned double bedroom offers a peaceful retreat with fitted wardrobes providing excellent built-in storage. Completing the accommodation is a beautifully appointed shower room, finished to a high specification with modern fittings and a spacious walk-in shower.

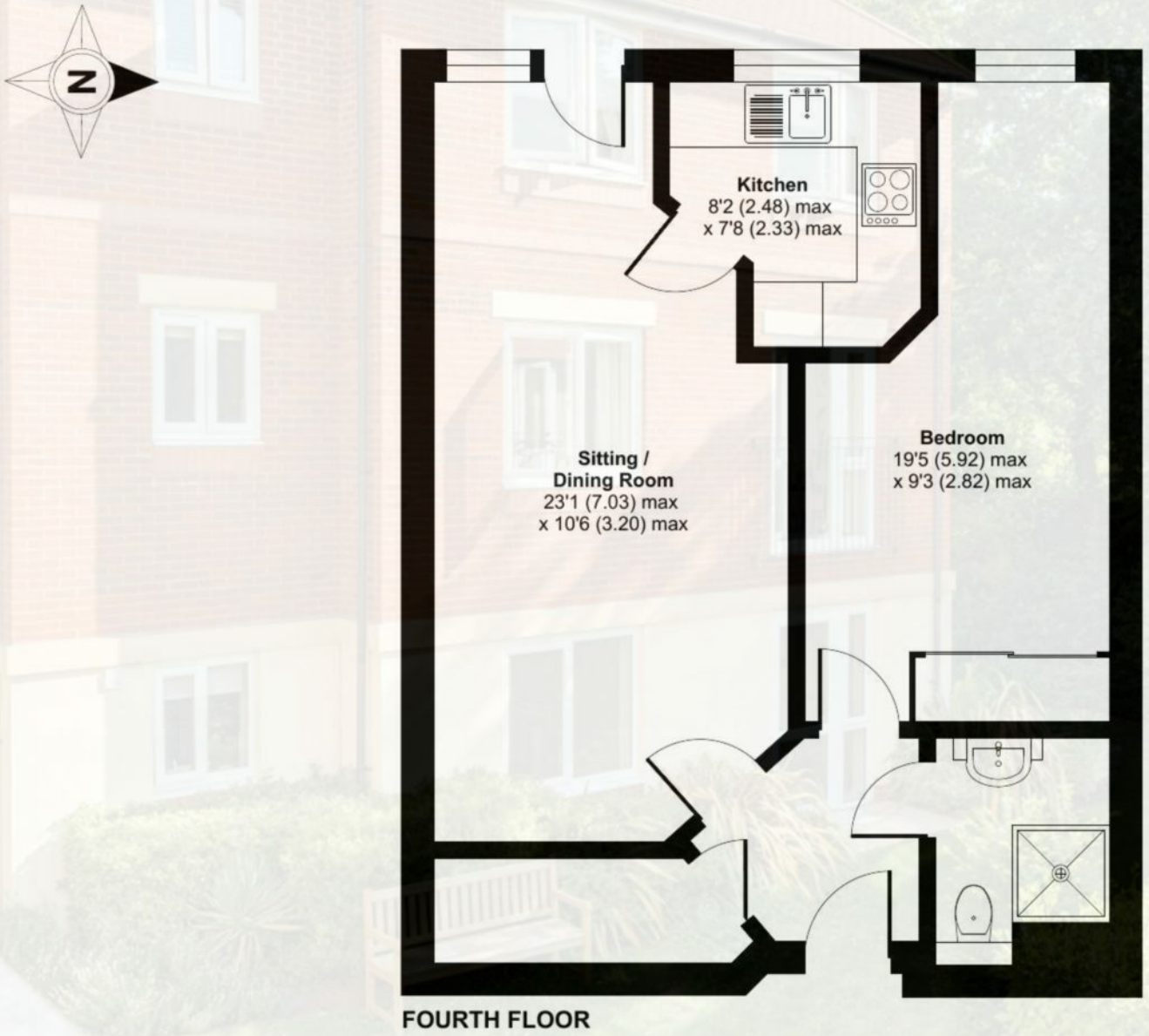
The development has been carefully designed to promote independent living while offering reassurance and a welcoming community atmosphere. Residents enjoy an impressive range of communal facilities, including a dedicated Lodge Manager, secure key fob entry system, apartment answer phone system, 24-hour Careline assistance, lift access to all floors, an attractive owners' lounge with coffee bar, guest suite for visiting family and friends, residents' parking, and comprehensive intruder and smoke alarm systems. The apartment communication panel also allows residents to contact the Lodge Manager and communicate between apartments, providing added convenience and peace of mind.

OIEO £200,000

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Approximate Area = 545 sq ft / 50.6 sq m

For identification only - Not to scale



FOURTH 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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Additional Information

Tenure: Leasehold
Lease Term Remaining: 990 Years Remaining
Service Charge: Approximately £3000
Ground Rent: Approximately £800
Council Tax Band: C
Energy Performance Rating: B Current: 84 Potential: 84

All mains services connected
Gas central heating

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).
Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.









The Situation

The location is undoubtedly one of the property's most appealing features. Highcliffe's thriving village centre, with its excellent selection of independent shops, cafés, restaurants and everyday amenities, is just a short walk away. Equally close are the area's renowned sandy beaches and spectacular cliff-top walks, offering miles of beautiful coastline to explore. Highcliffe Castle and its stunning grounds, together with Highcliffe Golf Club, are also within easy reach, providing excellent leisure opportunities. The nearby towns of Christchurch and New Milton offer a wider range of shopping and recreational facilities, while Bournemouth lies within easy travelling distance for more extensive retail, cultural and transport connections.

Points of Interest

Highcliffe Beach	0.5 miles
Highcliffe Castle	0.7 miles
Mudeford Quay	2.6 miles
Highcliffe School	1.5 miles
Hinton Admiral Train Station	1.4 miles
Bournemouth Airport	7.8 miles
Bournemouth Centre	9.4 miles
London	2 hours 15 mins by train

Important Notice

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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