

Flat 7 Halyard Court

267 Lymington Road, Highcliffe, BH23 5FW

SPENCERS





Constructed approximately five years ago, the property forms part of a modern and well-maintained development, accessed via a secure communal entrance and hallway. Extending to approximately 611 sq ft, the apartment has been thoughtfully designed to maximise both space and natural light, creating a bright and welcoming living environment throughout. No chain.

The Property

The centrepiece of the home is the impressive open-plan kitchen and living area, offering a versatile space ideal for both everyday living and entertaining. The kitchen is finished to a high specification, featuring sleek cabinetry, a central kitchen island and a full range of integrated appliances, including a full-sized dishwasher, fridge freezer, and oven, seamlessly combining functionality with contemporary style.

The living area provides ample room for both lounge and dining furnishings, with neutral toned carpet flooring adding warmth and a modern aesthetic.

The generously proportioned master bedroom is a standout feature, offering a spacious retreat with ample room for storage. Soft carpeting enhances comfort underfoot, complementing the overall sense of calm and relaxation.

The property is further enhanced by a large, beautifully appointed family bathroom, finished with neutral, contemporary tiling and modern fittings, creating a clean and sophisticated space.

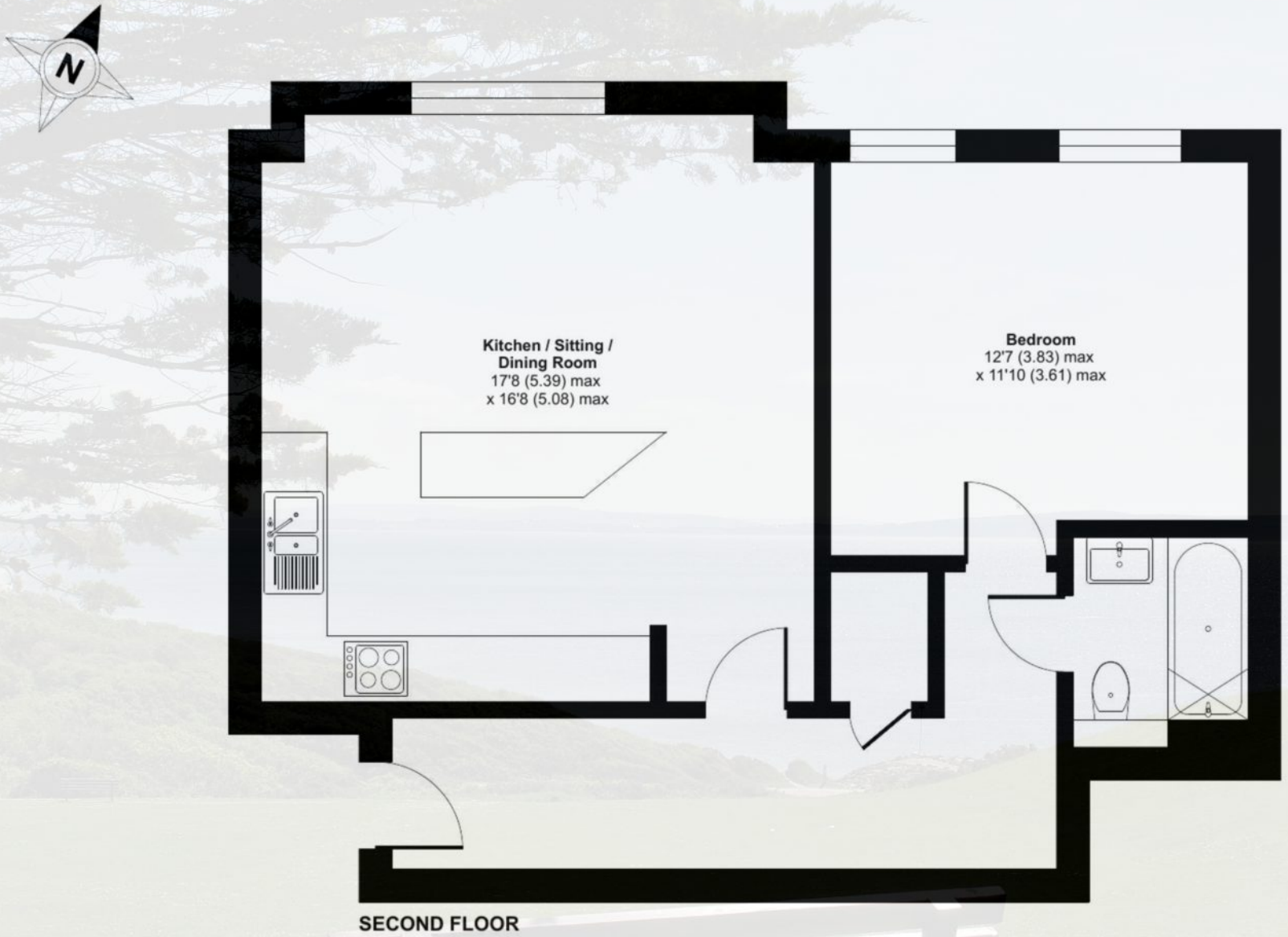
Additional benefits include a mix of high-quality hardwood flooring in the main living areas and carpeting in the hallway and bedroom, underfloor gas central heating and double glazing throughout.

£200,000

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Approximate Area = 611 sq ft / 56.7 sq m

For identification only - Not to scale



SECOND 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: 125 years from and including 24 June 2020
Lease Term Remaining: 119 years
Service Charge: £1,450.00 per annum
Council Tax Band: B
Energy Performance Rating: B Current: 85 Potential: 85

All mains services connected
Gas central heating

Flood Risk: Very low
No parking.

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

Situated in the very heart of Highcliffe, this superbly presented second floor one bedroom apartment offers stylish, contemporary living in a desirable High Street position, just 0.5 miles from the seafront, perfect for first time buyers, professionals and investors alike.

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

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.



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