

Flat 4 James Court

241 Lymington Road, Highcliffe, Christchurch, BH23 5EB

SPENCERS







A spacious and beautifully presented two-bedroom top-floor apartment, occupying a convenient position in the heart of Highcliffe and within easy reach of the village centre, local amenities and coastline. The property is located at the rear of the block and is south facing, offering bright, generously proportioned accommodation extending to approximately 764 sq ft, together with the valuable benefit of a private garage.

The Property

The apartment is approached via a communal entrance, with stairs rising to the top floor. Upon entering, a welcoming hallway provides access to all of the principal rooms.

The standout feature is the impressive sitting/dining room, measuring approximately 18'5" x 11'8". This wonderfully spacious reception room offers ample space for both comfortable seating and a dining table, making it equally well suited to everyday living and entertaining.

The separate kitchen is thoughtfully arranged with a range of fitted units and work surfaces, while an adjoining utility area provides useful additional storage and space for appliances.

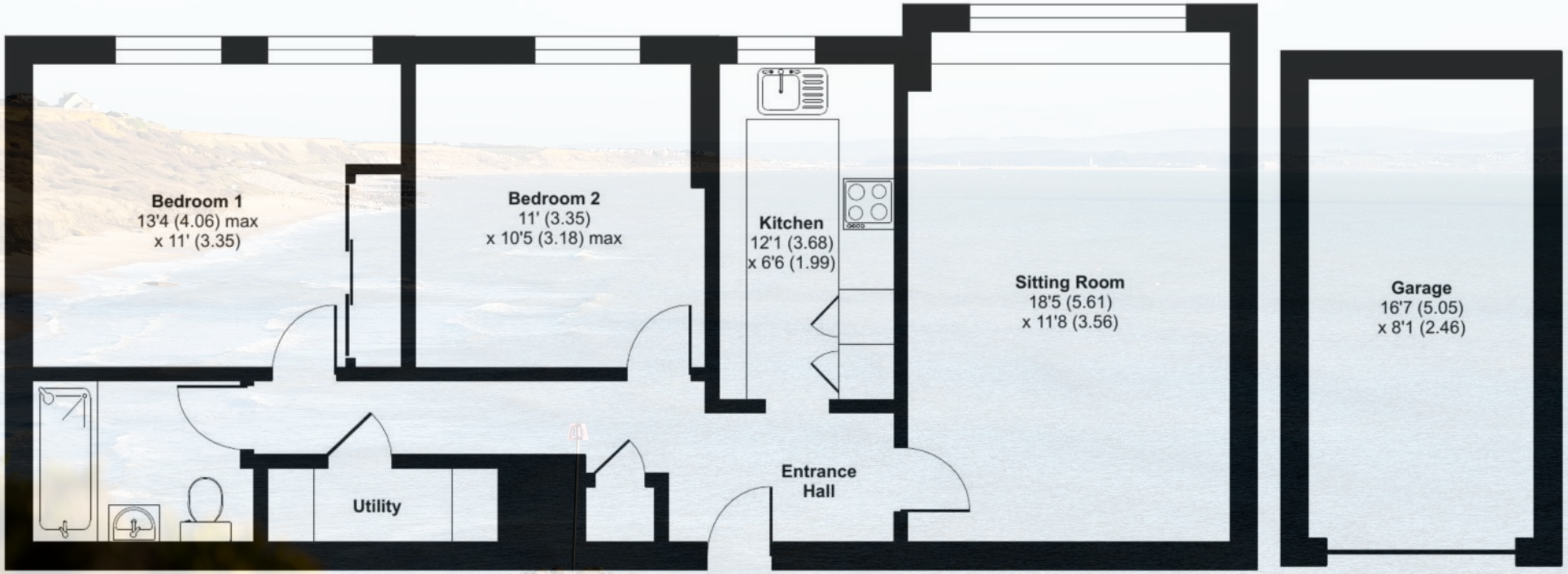
There are two well-proportioned double bedrooms. The principal bedroom is particularly generous, measuring approximately 13'4" x 11'0", while the second bedroom measures approximately 11'0" x 10'5" and would work equally well as a guest room, study or hobby room. A bathroom completes the internal accommodation.

OIEO £200,000

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FLOOR PLAN

Approximate Area = 764 sq ft / 71 sq m
Garage = 136 sq ft / 12.6 sq m
Total = 900 sq ft / 83.6 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. Produced for Spencers of the New Forest Ltd. REF: 1498601

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.






MINECRAFT
THE CREEPER


Smoke
PLAYER'S
NAVY CUT
Tobacco
and
Cigarettes











Grounds & Gardens

Externally, the property benefits from a private garage measuring approximately 16'7" x 8'1", providing secure parking or valuable storage.

Additional Information

Tenure: Leasehold
Lease Term: 189 years from and including 29 September 1978
Lease Term Remaining: 141 years
Service Charge: £2,000 per annum
Ground Rent: £60 per annum

Council Tax Band: C
Energy Performance Rating: D Current: 63 Potential: 76

Services: All mains services connected
Heating: Gas central heating

Parking: Garage & communal parking
Flood Risk: Low

Broadband: ADSL Copper-based phone landline
Superfast broadband with speeds of up to 46 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.

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

Highcliffe Castle	0.6 miles
Highcliffe Beach	0.6 miles
Steamer Point Nature Reserve	0.7 miles
Highcliffe School	1.4 miles
Hinton Admiral Train Station	1.3 miles
Avon Beach	1.9 miles
Noisy Lobster Restaurant	1.9 miles
Mudeford Quay	2.6 miles
Bournemouth Airport	9.8 miles
Bournemouth Centre	10.2 miles



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