

72 Lymington Road

Highcliffe, Christchurch, BH23 4JU

SPENCERS







A well-presented, characterful single-storey property, ideally located within walking distance of the sea, Highcliffe seafront and Highcliffe High Street. The property offers well-proportioned accommodation together with a secluded rear garden, driveway parking and a useful range of outside storage.

The Property

The front door is accessed from the left-hand side of the property, opening into a welcoming covered entrance lobby, providing a useful space for coats and shoes, together with a storage cupboard. A further door leads into the central internal hallway, from which doors provide access to the principal rooms and bedrooms.

Opening off to the right-hand side of the hallway is a particularly attractive and uniquely designed front sitting/dining room. This bright and versatile room enjoys a pleasant front aspect, with a bay window and additional windows providing plenty of natural light.

The kitchen is situated on the opposite side of the hallway and is fitted with a range of wall-mounted and floor-standing units with a complementary work surface, inset gas hob and sink positioned beneath a window. At the end of the kitchen is a useful storage cupboard and a door leading through to the conservatory.

The conservatory enjoys views over the rear garden and features a glazed roof together with double patio doors opening directly onto the garden, creating a pleasant connection between the indoor and outdoor spaces.

OIEO £550,000

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The Property Continued…

Returning to the entrance hallway, a door at the end leads into the first bedroom. This is a good-sized double bedroom with a double aspect, with windows providing views towards both the front and rear of the property. The room also benefits from built-in storage.

Further along the hallway is bedroom two, another good-sized double bedroom with a window overlooking the front of the property. Bedroom three is also a good-sized double room, with a window overlooking the rear garden and patio area.

The shower room is positioned off the hallway and comprises a shower, WC and wash basin, together with a window providing a side aspect.





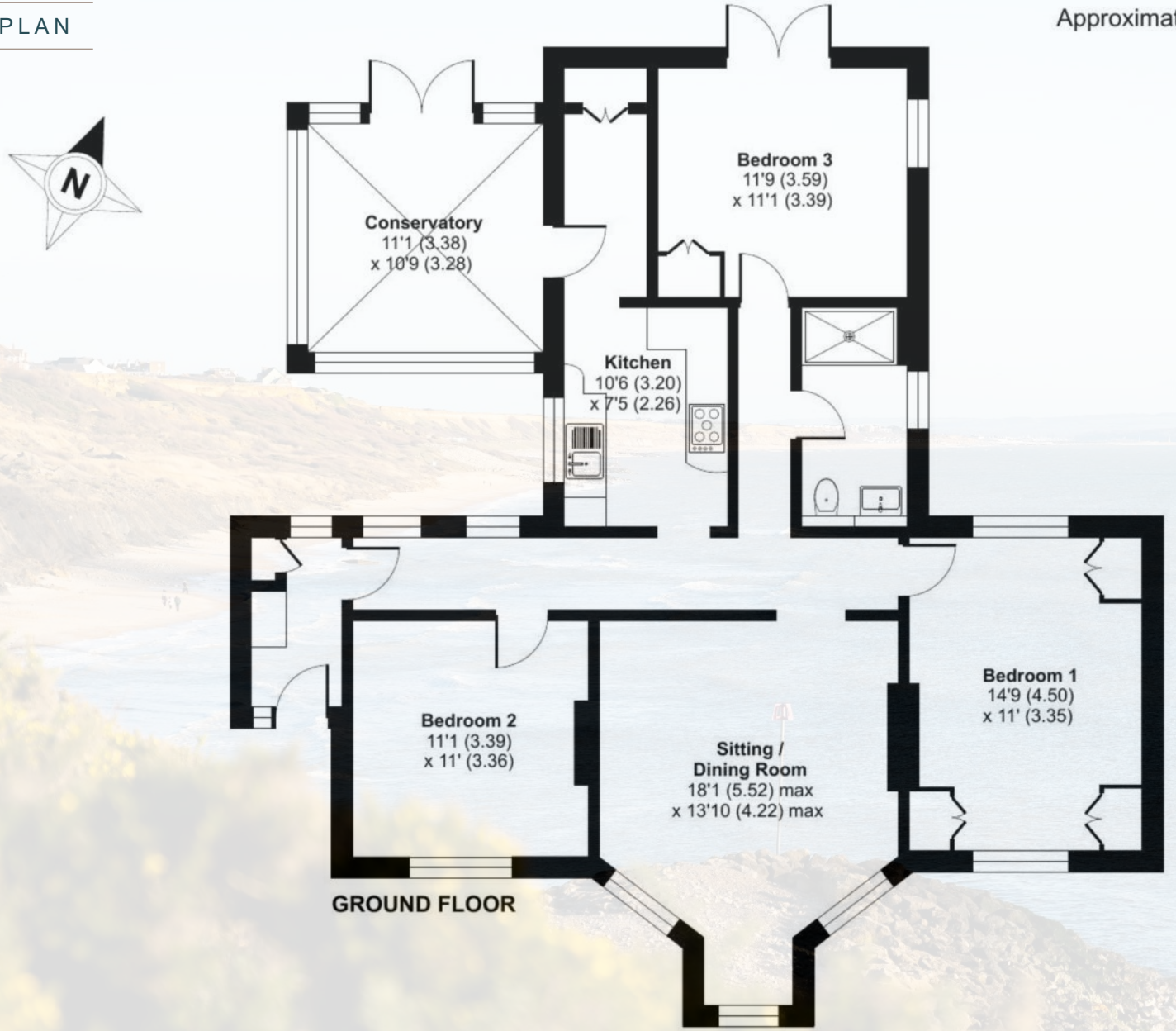




FLOOR PLAN

Approximate Area = 1130 sq ft / 104.9 sq m

For identification only - Not to scale



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

The property was built during the late 19th century in a picturesque, Gothic-influenced style to serve as the grand gateway entrance lodge for the Woodend estate.

Grounds & Gardens

To the right-hand side of the property is a private driveway providing off-road parking. The front garden is laid mainly to lawn and is enclosed by a low wall, providing an attractive approach to the property.

The rear garden is a particularly appealing feature, offering a secluded and private outside space. It is mainly laid to lawn and enclosed by fencing, with a patio area providing space for outdoor seating and entertaining. Situated towards the bottom of the garden is a large, useful shed, providing excellent additional storage.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: D Current: 62 Potential: 76

All mains services connected
Heating: Gas central heating
Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Private driveway

Broadband: FTTP - Fibre to the property directly
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 Castle	0.5 miles
Highcliffe School	0.7 miles
Highcliffe Town Centre	0.8 miles
Highcliffe Beach	0.8 miles
Hinton Admiral Train Station	1.3 miles
Mudeford Quay	1.7 miles
Bournemouth Airport	6.6 miles
Bournemouth Centre	9.4 miles
London	101 miles

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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