



£250,000 Guide Price

Castle Rise, Lymington Road, Highcliffe

Apartment | 2 Bedrooms | 2 Bathrooms

01202 289000

DANEHURST  
— ESTATE AGENTS —

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# Step Inside

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## Key Features

- Ground Floor Apartment
- Two Double Bedrooms
- En-Suite To Master
- Kitchen With Quartz Worktops & Integrated Appliances
- Open Plan Living
- Underfloor Heating
- Landscaped Gardens With Resident's Bike Store
- Allocated Parking Space With 5 Electric Charging Points
- 10 Year New Home Warranty
- Approx 300 Meters To Highcliffe Castle & Beach

## Property Description

Danehurst Estate Agents are delighted to offer for sale this newly built two double bedroom, two bathroom ground floor apartment in this highly regarded new development, located just a short stroll from the vibrant Highcliffe village centre, the clifftop, and the beach.

Beautifully designed, Castle Rise presents a blend of distinctive architectural styling with a modern feel. This apartment offers contemporary open plan living with direct access onto a terrace. The kitchen is fitted with a high-quality range of Nobilia units, quartz worktops, and integrated appliances, while both the en-suite shower room and main bathroom showcase luxurious fittings and tiling by Porcelanosa.

Throughout the property, gas-fired underfloor heating and high-performance double glazing ensure comfort and energy efficiency. Residents benefit from professionally landscaped communal gardens, a dedicated bicycle store, and an allocated parking space with access to electric vehicle charging points. The building itself features an impressive hotel-style communal entrance, a lift to all floors, and the latest media connectivity with Virgin Media and fibre broadband infrastructure.

Offered with a brand new 125-year lease and a 10-year new homes warranty for complete peace of mind, this stylish apartment represents a rare opportunity to enjoy a low-maintenance, high-quality home in a sought-after seaside location.

TENURE: Leasehold EPC RATING : B COUNCIL TAX BAND:

## Main Particulars

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Council Tax Band: D

Tenure: Leasehold

Lease Years Remaining: 124

Ground Rent: £1 per year  
Service Charge: £1600 per year



Kitchen  
area.jpg



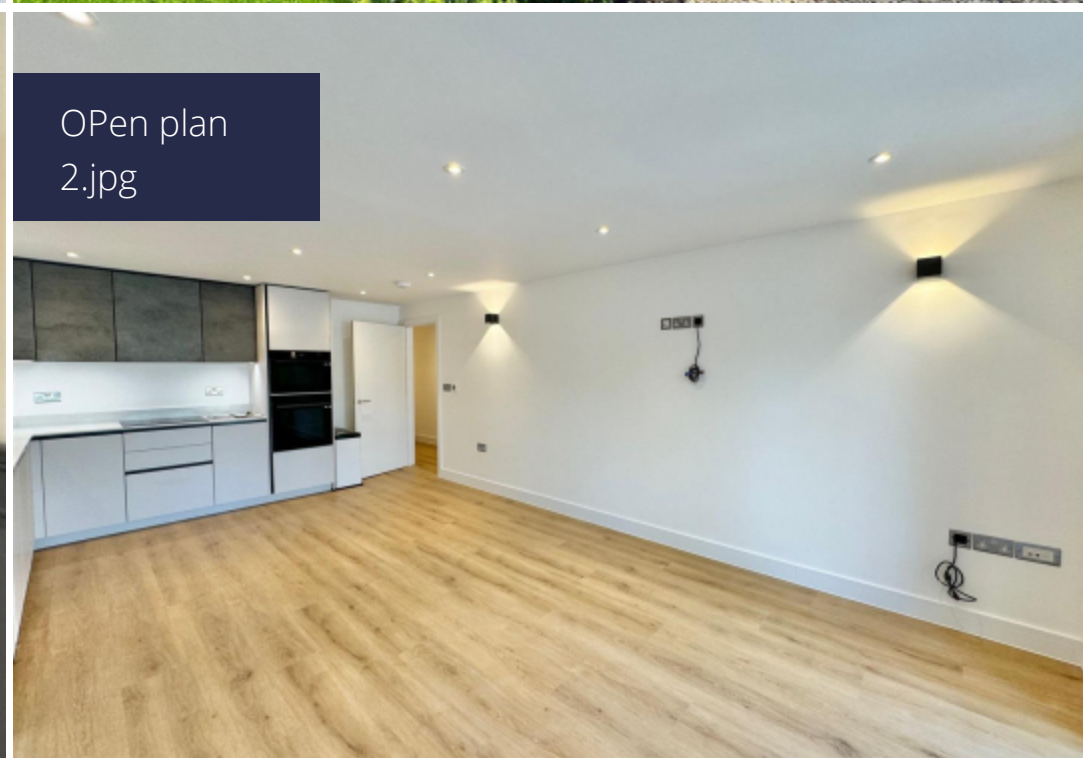
Communal  
Gardens.jpg



Communal  
Entrance.jpg



OPen plan  
2.jpg



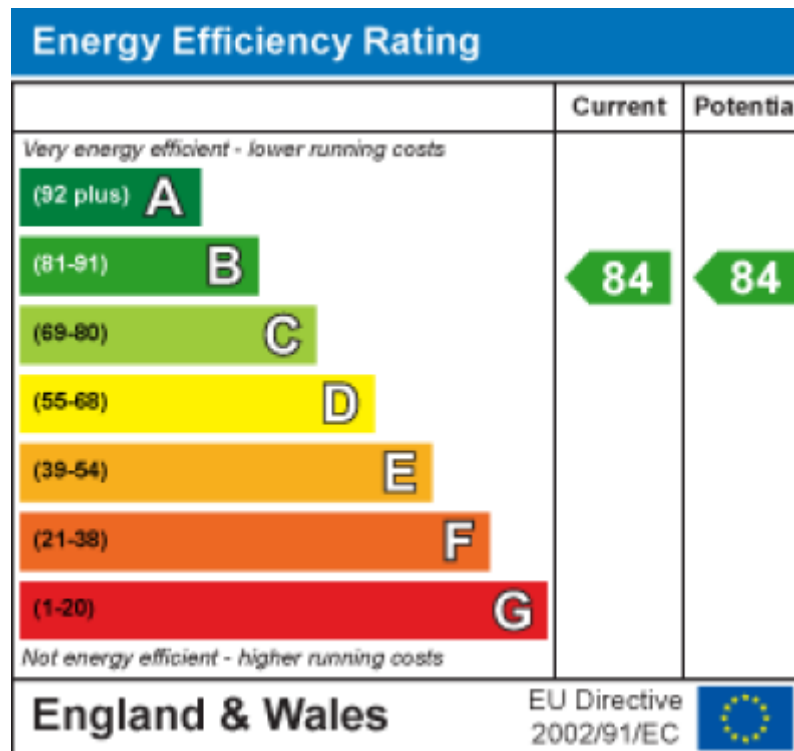
GROUND FLOOR  
734 sq.ft. (68.2 sq.m.) approx.



All measurements are approximate and for display purposes only

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2025 14150458 Registered Office: , Head Office, Uppington Ridge, Wimborne, BH21 7HA



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