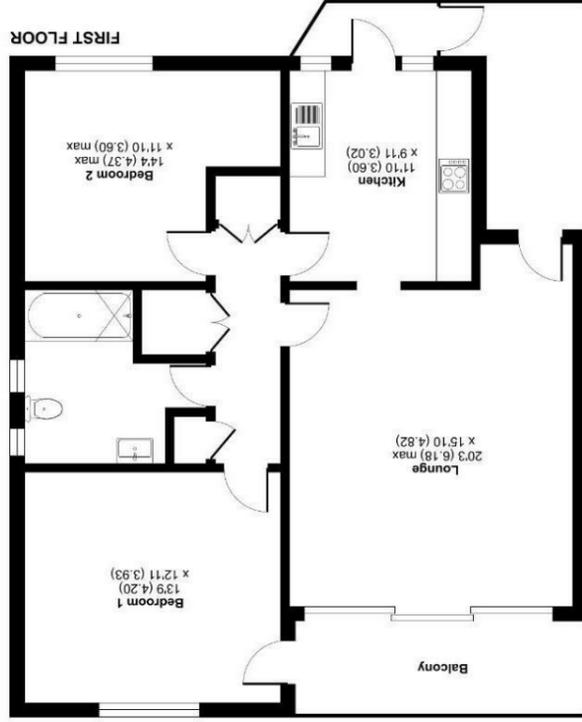


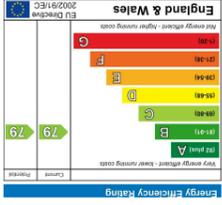
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Floor plan produced in accordance with RICS Property Measurement 2nd Edition. (IPMS2 standards) © dawson 2025. Produced for Dawson Property. REF: 126884



Highcliffe Court, Langland, Swansea, SA3  
 Approximate Area = 940 sq ft / 87.3 sq m  
 For identification only - Not to scale

FLOOR PLAN



EPC



DAWSONS

**6 Highcliffe Court**  
 Langland, Swansea, SA3 4TQ  
**Asking Price £350,000**



**DAWSONS**  
 ALL THINGS PROPERTY

## GENERAL INFORMATION

Enjoy breathtaking, uninterrupted sea views stretching across Langland Bay and towards the Bristol Channel from this beautifully presented first-floor apartment. Ideally located just a short stroll from Langland beach and the nearby Mumbles village, you'll have easy access to an array of boutique shops, cosy cafes, lively bars, renowned restaurants, and the scenic sea front promenade.

The spacious accommodation is thoughtfully designed and comprises an inviting open-plan lounge and dining area, where large windows frame the panoramic sea views and flood the space with natural light. Sliding doors lead out onto a private balcony – the perfect place to unwind, dine al fresco, or simply take in the coastal vistas.

The modern fitted kitchen is well-appointed, making the most of the apartment's open and sociable layout. There are two bedrooms, including a generous master bedroom that also enjoys uninterrupted sea views. A contemporary bathroom completes the accommodation.

Further benefits include an allocated parking space, lift access to all floors, and a communal storage facility located on the lower ground floor – ideal for storing bikes, surfboards, or beach gear.

A rare opportunity to secure a stylish coastal retreat in one of South Wales' most desirable seaside locations.

## FULL DESCRIPTION

### Entrance

### Lounge

20'3 max x 15'10 (6.17m max x 4.83m)

### Balcony

### Kitchen

11'10 x 9'11 (3.61m x 3.02m)

### Rear Balcony

### Hallway

### Bedroom 1

13'9 x 12'11 (4.19m x 3.94m)

### Bedroom 2

14'4 max x 11'10 max (4.37m max x 3.61m max)



### Bathroom

### Parking

Available via an allocated parking space.

### Tenure

Leasehold - 999 years from 25/12/2005 with 980 years remaining. Service charge review period is annually in June. Service charge is £1500 per annum.

### Council Tax Band

F

### EPC - C

### Services

Mains gas, electric, water & drainage. There is a water meter. Broadband supplier is currently with Utility Warehouse. Please refer to Ofcom checker for further coverage information. There are no known issues with mobile coverage using the vendors current supplier Vodafone for mobile phone coverage. Please refer to Ofcom checker for further information.

