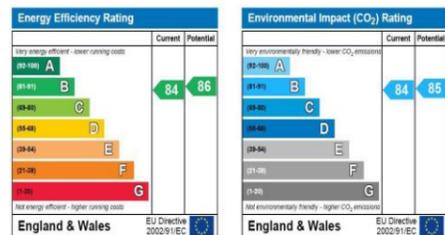


Total Area: 62.8 m² ... 676 ft²

All measurements are approximate and for display purposes only



Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Hunters 302 Lymington Road, Highcliffe, Christchurch, BH23 5ET | 01425 272163
 highcliffe@hunters.com | www.hunters.com

VAT Reg. No 168 6495 55 | Registered No: 08616140 | Registered Office: 302 Lymington Road, Highcliffe, Christchurch, Dorset, BH23 5ET
 A Hunters Franchise owned and operated under licence by TANT Highcliffe Limited

DISCLAIMER
 These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances.
 All measurements are approximate



Lymington Road, Highcliffe, Christchurch, DORSET

Modern Two Double Bedroom Flat | En-Suite Shower Room to Master Bedroom | Living Room\Kitchen with Integrated Appliances | Separate Family Bathroom

Gas Fired Central Heating | Conveniently Located | Less than 10 Years Old | Passenger Lift in Addition to Staircase

Asking Price: £189,950



Lymington Road, Highcliffe, Christchurch, DORSET

A spacious modern two double bedroom second floor flat, situated in a convenient location in Highcliffe Village and within easy walking distance to the sea front. The property is offered for sale with no forward chain and would make an ideal retirement\holiday home or a great opportunity for a buy to let investor.

LOCATION

The property is situated in a convenient position in Highcliffe village with its excellent range of shops, cafes and restaurants. The sea front is within easy walking distance and the historic Highcliffe Castle and sandy bathing beaches is within easy reach. Mundeford Quay and the Priory Town of Christchurch are within approximately one and a half miles and three miles respectively. Good road and rail links offer easy access to Bournemouth(8 miles distance) and London Waterloo via rail is less than 2 hours away . The outstanding beauty of the 92 thousand acre New Forest is within 2 miles distant via the A35 at Holmsley, which links to Lyndhurst and the M27 motorway and onto London via the A3.

DIRECTIONS

ENTRANCE HALL

Entry phone system, cupboard housing electric fuse box with trip switches, additional storage cupboard with shelving, radiator, power points,

LIVING ROOM\KITCHEN

6.81m (22' 4") x 3.15m (10' 4")

KITCHEN AREA: Range of fitted cupboards with roll top work surface over. Integrated fridge\freezer, space and plumbing for washing machine, Hotpoint built-in electric oven and induction hob, extractor unit over, wall cupboards with lighting beneath, one and a half bowl stainless steel sink unit with mixer tap. Ceiling spot lighting.

LIVING ROOM AREA: Window to side aspect, television aerial point, radiator, power point, internet connection point.



MASTER BEDROOM

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

Window to front aspect, television aerial point, power points, radiator.



EN-SUITE SHOWER ROOM

With glazed shower cubicle, pedestal wash hand basin, low flush wc, heated towel rail, fully tiled walls, shaver point, extractor fan, ceiling spot lights.



BEDROOM TWO

3.02m (9' 11") x 2.77m (9' 1")

Window to front aspect, radiator, power points.



BATHROOM

Panelled bath with mixer taps and shower attachment. Pedestal wash hand basin, low flush wc, shaver point, heated towel rail, cupboard housing Glow Worm boiler, obscure glazed window, extractor fan, ceiling light points.



OPENING HOURS

Monday – 9- 6pm

Tuesday – 9-6pm

Wednesday – 9-6pm

Thursday- 9-6pm

Friday 9- 6 pm

Saturday 9- 4pm

Sunday – By Appointment

THINKING OF SELLING?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.