



4 Fulmer Court Arundel Way, Highcliffe, Dorset. BH23 5DX

£1,050 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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6 MONTHS ONLY A superb First Floor two double bedroom apartment with BALCONY and uninterrupted sea views, in this highly sought after modern purpose-built block on the cliff top at Highcliffe, close to the village centre and shopping. Available for 6 MONTHS ONLY from the 1st October 2023 to 31st March 2024.



ENTRANCE HALL

Built in cloaks and storage cupboard, radiator, coved ceiling.

GUEST CLOAKROOM

Wash basin and low level WC.

LIVING ROOM (21' 8" X 11' 11") OR (6.60M X 3.63M)

(measurements to be checked) A superb room with stunning direct sea views, radiator, coved ceiling, sliding patio doors leading directly onto the;

BALCONY (10' 0" X 4' 0") OR (3.05M X 1.22M)

(measurements to be checked) Again enjoying the same stunning views across Christchurch Bay to Hengistbury Head

DINING ROOM (12' 3" X 10' 10") OR (3.73M X 3.30M)

(measurements to be checked) Again the same stunning sea views, radiator, coved ceiling

KITCHEN (12' 2" X 7' 9") OR (3.71M X 2.36M)

(measurements to be checked) Fully fitted with stainless steel sink, eye level and base level drawer and cupboard units, oven hob and extractor fan, fridge freezer, washing machine and tumble dryer

BEDROOM 1 (12' 10" X 12' 2") OR (3.91M X 3.70M)

(measurements to be checked) Built in wardrobes, radiator, coved ceiling.

BEDROOM 2 (12' 10" X 10' 3") OR (3.91M X 3.12M)

(measurements to be checked) Built in wardrobes, radiator, coved ceiling.

BATHROOM

White suite of bath, wash basin and WC, Mira shower and screen, tiled walls, radiator.

OUTSIDE

The property is set in well kept communal grounds with a large area laid to communal lawns and shrub borders.

GARAGE

Single Garage with up and over door adjacent to Fulmer Court.

DIRECTIONAL NOTE

from our office in Highcliffe proceed towards Christchurch and just past the Recreation ground turn left into Wharnclyffe Road. Take the first right into Beacon Drive and follow the road around until reaching Ranelagh Road on the right. Turn here and then first left into Arundel Way where the block will be found in front of you.

PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.

Complaints Procedure.

Ross Nicholas & Company is a member of The Property Ombudsman. The property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

TENURE

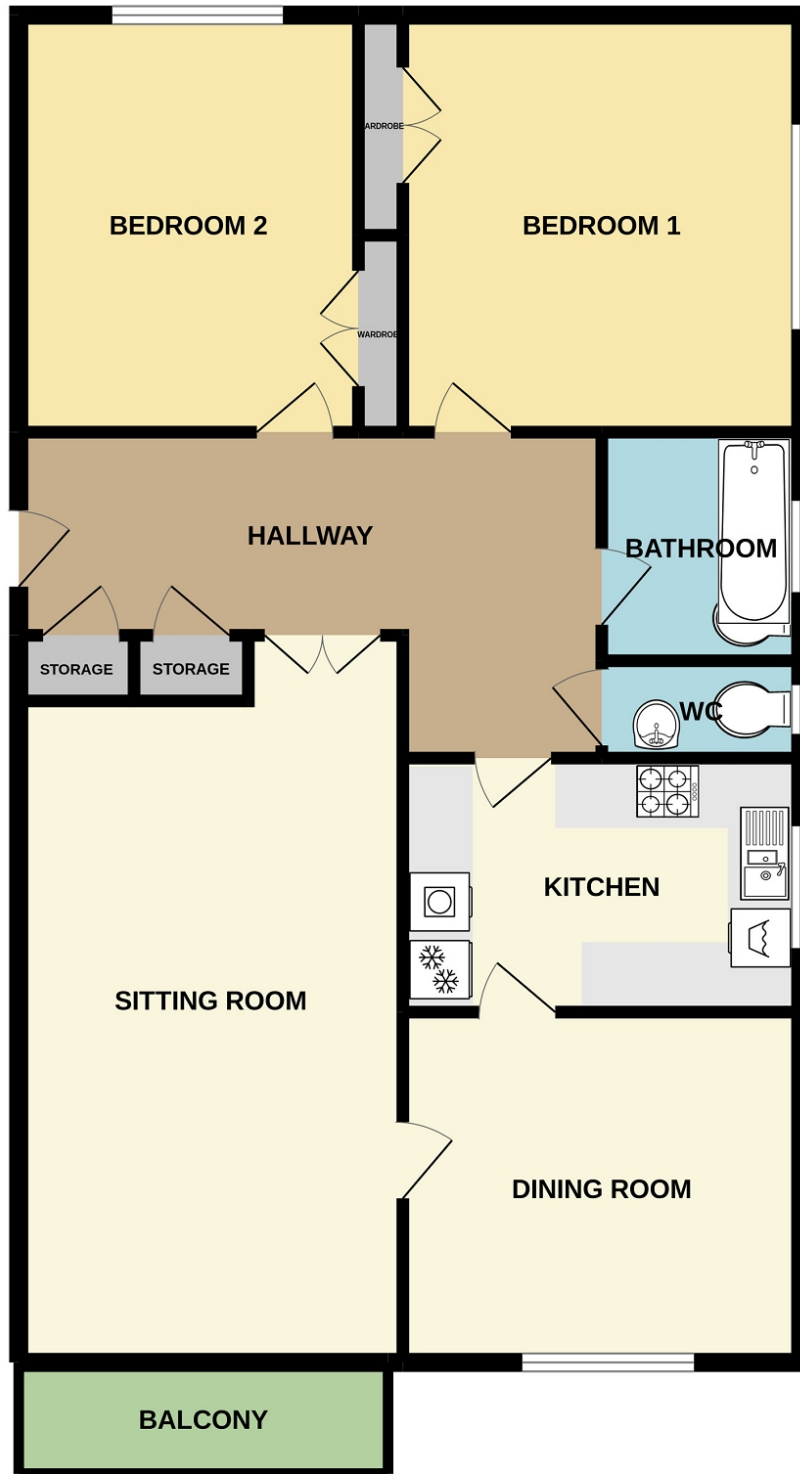
The resale tenure for this property is

EPC RATING

The EPC rating for this property is C70



GROUND FLOOR
1013 sq.ft. (94.1 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.