



**3 Saulfland Place, Highcliffe, Dorset. BH23 4QP**

**£239,950**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777







### **3 Saulfland Place, Highcliffe, Dorset. BH23 4QP**

**£239,950**

SHARE OF FREEHOLD - A two bedroom well presented, spacious, ground floor flat situated in a convenient location close to local shops, highly regarded schools and bus routes benefitting from a long lease and a Share of the Freehold The property benefits from a garage located behind the property.





## UNDERCOVER ENTRANCE

Outside ceiling light, UPVC double glazed door provides access to:

## ENTRANCE HALL

LED ceiling downlight, safety trip consumer unit, door provides access to kitchen and multi-glazed door provides access to:

## SITTING ROOM/DINING ROOM (19' 4" X 11' 7") OR (5.89M X 3.52M)

Coved and textured ceiling, two ceiling light points. UPVC double glazed window facing front aspect with double panelled radiator beneath. Telephone point, TV aerial point, wall mounted Glow Worm central heating thermostat/ programmer and multi-glazed door provides access to:

## INNER HALLWAY

Coved and textured ceiling, ceiling light, smoke detector, doors provide access to bedrooms one and two, double opening doors to bathroom and return door to:

## KITCHEN (11' 7" X 8' 11") OR (3.53M X 2.73M)

Ceiling strip light, coved and textured ceiling, UPVC double glazed window overlooking the front green, comprehensive range of eye level and floor mounted kitchen units with laminated roll top work surfaces with stainless steel sink with single drainer and swan necked mixer tap above. Floor standing electric cooker, space and plumbing for washing machine and space for tall standing fridge/freezer, slimline dishwasher, power points, cooker panel point, newly installed Glow Worm boiler, radiator.

## BEDROOM 1 (15' 5" X 8' 11") OR (4.71M X 2.72M)

Coved and textured ceiling, UPVC double glazed window overlooking private green to the rear, radiator, ceiling light point, telephone point, power points, built-in sliding door wardrobe with hanging rail and fitted shelf within.

## BEDROOM 2 (15' 5" MAX X 9' 5") OR (4.71M MAX X 2.86M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear aspect with double panelled radiator with independent thermostat, built-in wardrobe with hanging rail and shelf within.

## SHOWER ROOM

Modern white suite comprising corner shower cubicle with glazed door, tiling to full height, mains pressure shower mixer bar with overhead shower attachment. Low level WC, pedestal wash hand basin, door provides access to deep storage cupboard, ceiling light, heated chrome effect towel rail, Vinyl cushion flooring, ceiling extractor.

## GARAGE

Situated in a block to the rear of the building.

## VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road to A337 turning right and continue on this road following the signs for Highcliffe. Continue through the village and turn right into Castle Avenue which then leads into Hintonwood Avenue. Turn left on reaching Carisbrooke Way which then leads into Moonrakers Way and in turn leads into Smugglers Lane North, Saufland Place will be found shortly on the left.

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## 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.

## TENURE

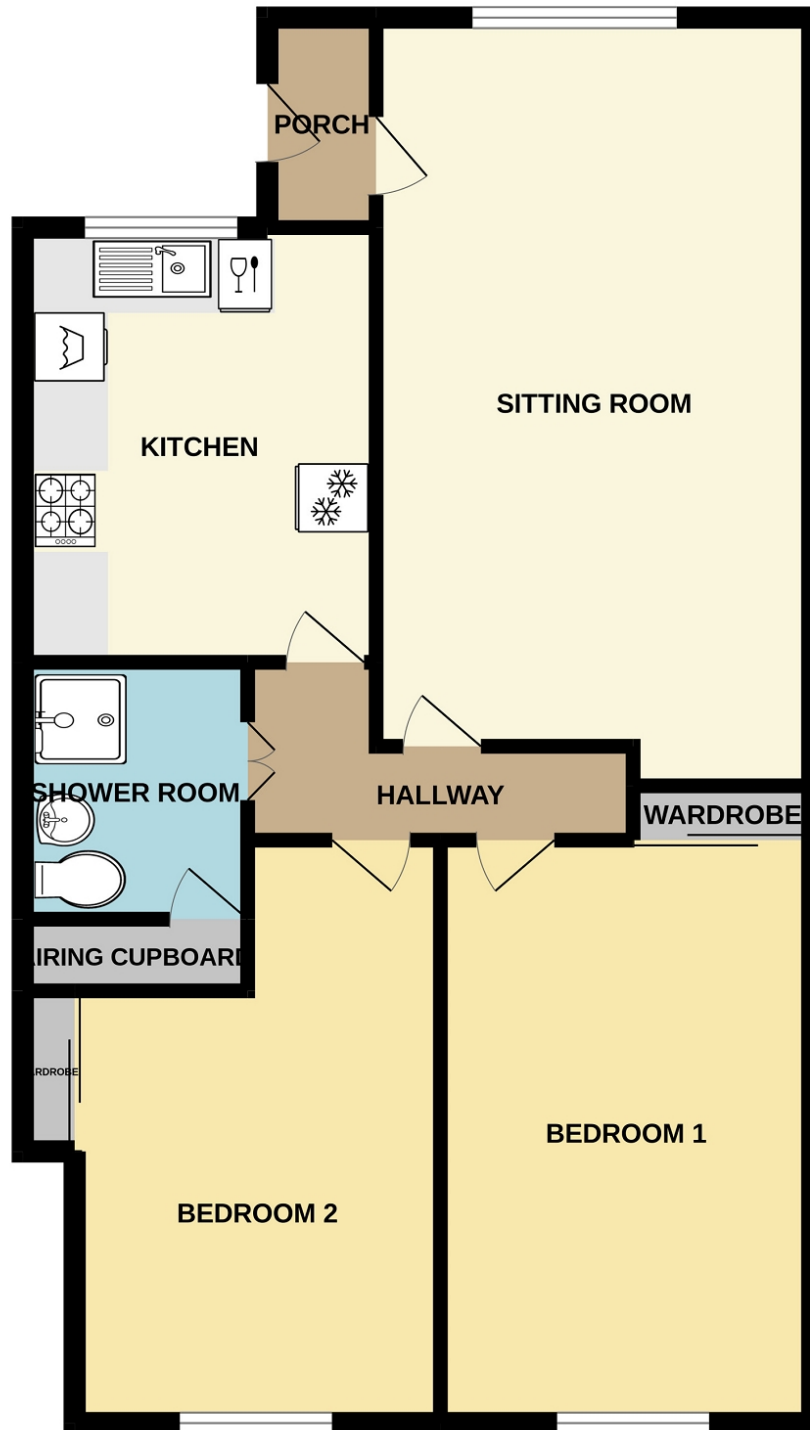
The resale tenure for this property is Share of Freehold

## EPC RATING

The EPC rating for this property is C75



GROUND FLOOR  
737 sq.ft. (68.4 sq.m.) approx.



TOTAL FLOOR AREA : 737 sq.ft. (68.4 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.