



**3 Fairview House Lymington Road, Highcliffe, Dorset. BH23 5ET**

**£245,000**



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





## **3 Fairview House Lymington Road, Highcliffe, Dorset. BH23 5ET**

**£245,000**

Constructed by the multi-award winning Pennyfarthing Homes is this superb two double bedroom First Floor apartment situated in the heart of the Village centre. The property comes with an **ALLOCATED PARKING SPACE** to the rear, a brand new 999 year lease and a 10 year warranty for peace of mind.



## COMMUNAL ENTRANCE

Accessed via a secure entry phone system leading into the Communal hallway with stairs to first/second floor and personal entrance door to:

## ENTRANCE HALL

Two storage cupboards, doors to all rooms, ceiling light point, wall mounted panelled radiator.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM

Situated across the width of the property being dual aspect with a UPVC double glazed window to the side and two further windows to the front (South facing) aspect. The Kitchen is fitted with a modern range of base and wall units with areas of laminate roll top work surface over and matching upstands, inset four ring hob and oven beneath with filter extractor over and under counter washer/dryer. Space for Fridge/Freezer

## BEDROOM 1

Of good size with ample space for fitted or freestanding bedroom furniture and enjoying a West facing aspect via UPVC double glazed window to the side. Wall mounted panelled radiator, ceiling light point, power points.

## BEDROOM 2

Of good size also with ample space for fitted or freestanding bedroom furniture and enjoying a West facing aspect via UPVC double glazed window to the side. Wall mounted panelled radiator, ceiling light point, power points.

## BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with wall mounted hand shower attachment over, pedestal wash hand basin and low level flush WC. Part tiled walls, ceiling light point, wall mounted towel radiator.

## OUTSIDE

The property will enjoy the benefit of an allocated car parking space to the rear of the development.

## LEASEHOLD & MAINTENANCE FEES

The property will be sold with a new 999 years lease and a peppercorn ground rent if so demanded. Maintenance charges are expected to be around £1800 per annum.

## NEW HOMES WARRANTY INFORMATION

We understand that a 10 Year 'One Guarantee' will be provided upon Completion.

## NEW HOMES NOTICE

It is not possible in a brochure of this kind to do more than convey a general impression of the range, quality and variety of the properties on offer. The artists impressions, photographs, floorplans, configurations and layouts are included are for guidance only. The developer and agent therefore gives notice to prospective purchasers that none of the material issued or visual depictions of any kind made on behalf of the developer and agent can be relied upon as accurately describing in relation to any particular or proposed house or development of the company as of the Specified Masters from time to time prescribed under the Property Misdescriptions Act 1991. All such matters must be treated as intended only as a general illustration and guidance. They are subject to change from time to time without notice and their accuracy is not guaranteed, nor do they constitute a contract, part of a contract or a warranty.

## AGENTS NOTE

Please note that a number of the photographs used in this brochure are of a development recently completed by Pennyfarthing Homes and are representative of how a property could look. They are not a true representation of how this development will be finished and are for guidance and inspiration only.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road and just before The Globe public house you will find Fairview.

## 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.

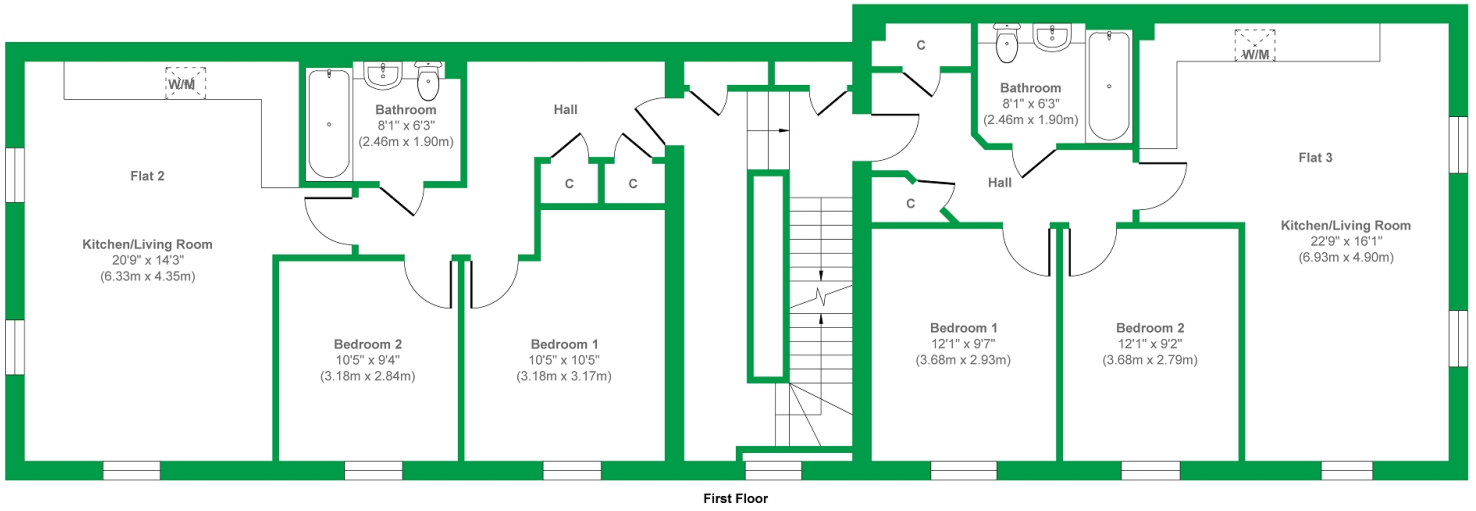
## TENURE

The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is B83





**Approx. Gross Internal Floor Area 1596 sq. ft / 148.35 sq. m**  
 Illustration for identification purposes only, measurements are approximate, not to scale.  
 Produced by Elements Property

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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.