



**8 Rook Hill Road, Friars Cliff, Dorset. BH23 4DZ**

**£1,950 Monthly**



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







**8 Rook Hill Road, Friars Cliff, Dorset. BH23 4DZ**

**£1,950 Monthly**

Six month Let only - Situated in one of Friars Cliff's most revered locations is this sizeable five bedroom, three reception room detached Family Home. Set in a garden of just under a quarter of an acre and just one road back from the Blue Flag Avon Beach, this is the perfect Winter retreat. Offered on an unfurnished basis and available immediately if desired.





## ENTRANCE PORCH

Accessed via a timber door and leading into a spacious porch area with tiled floor, double doors with opaque glazed inserts then lead into the:

## ENTRANCE HALL

A spacious room with wall mounted panelled radiators, ceiling light point and power point.

## LIVING ROOM

Situated to the rear of the property with a bow window and door leading to the rear garden, further windows to the side aspect, power points, wall mounted panelled radiator, ceiling light point.

## LOUNGE

Lovely bow window to the front aspect, ceiling light point, gas fireplace, power points, wall mounted panelled radiator.

## DINING ROOM

Dual aspect room with windows to front and side aspects, wall light points, wall mounted panelled radiators.

## BREAKFAST ROOM

Fitted with a range of cupboards with glazed doors and a dresser unit in the centre, windows to rear, ceiling light point, wall mounted panelled radiator. Door to rear lobby. opening through to the:

## KITCHEN

Fitted with a range of mainly base units with areas of laminate work top over, Gas hob and oven (will be left as a gesture and not repaired/replaced by the Landlord if it goes wrong), ceiling strip light point, power points, high level electric consumer unit. Windows to the side, inset stainless steel sink unit with dual drainer. Door to:

## UTILITY ROOM

Wall mounted Gas fired Worcester boiler, fridge/freezer, under counter freezer unit, washing machine (all to be left on a tenants repair/replace basis with no responsibility to be borne by the Landlord in the event they go wrong).

## GROUND FLOOR WC

Fitted with a coloured suite comprising low level flush WC and wash hand basin. Window to side.

## REAR LOBBY

Access to the rear garden via glazed door, ceiling light point, built-in shoe rack.

## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

## FIRST FLOOR GALLERIED LANDING

A lovely bright space with large windows on the stairwell, built in large airing cupboard with hot water cylinder and shelving.

## BEDROOM 1

Situated to the rear of the property with a lovely outlook over the rear gardens.

## BEDROOM 2

Situated to the front of the property with a lovely outlook to the front of the property.

## BEDROOM 3

Situated to the front of the property with a feature window bench seat with cushioning.

## BEDROOM 4

Situated to the rear of the property with a lovely outlook over the rear gardens.

## BEDROOM 5

Situated to the front of the property and could easily double up as a good sized study.

## BATHROOM

Panel enclosed bath with independent shower unit over, wash hand basin adjacent. Window to side.

## SEPARATE WC

Low level flush WC, window to side.

## OUTSIDE

The rear garden is a particular feature of the property laid mainly to lawn with ornamental beds interspersed with some fruit trees. To each side of the property there is gated access to:

## THE APPROACH & GARAGE

Dual driveways offering parking for a number of vehicles with a garage situated at the head of the driveway offering good storage.



## DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction towards Friars Cliff. After around a mile turn left onto Bure Lane and again left at the end. Follow along until reaching Friars Road on the left. Turn here and continue along almost to the seafront where Rook Hill Road will be found on the left and the property is situated on the left hand side and is numbered.

## 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

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) 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.

## EPC RATING

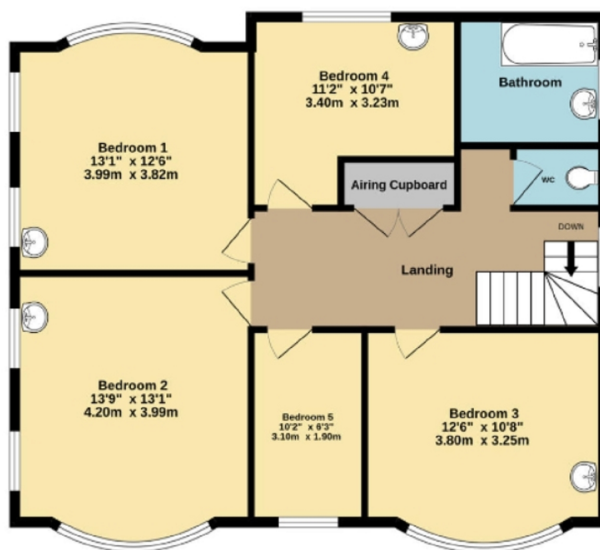
The EPC rating for this property is D63



GROUND FLOOR  
1063 sq.ft. (98.8 sq.m.) approx.



1ST FLOOR  
912 sq.ft. (84.8 sq.m.) approx.



TOTAL FLOOR AREA : 1976 sq.ft. (183.6 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.