



**13 Highcliffe House 411a Lymington Road, Highcliffe, Dorset. BH23 5EN**  
**Offers in region of £350,000**



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







**13 Highcliffe House 411a Lymington Road, Highcliffe,  
Dorset. BH23 5EN**

**Offers in region of £350,000**

Offering approximately 1120sq ft of accommodation is this superb Two double bedroom, two bathroom Penthouse apartment with stunning views across to the Isle of Wight and The Needles. The property has been immaculately maintained throughout our Vendors period of ownership spanning virtually from new including fitting of Sharps Wardrobes to both Bedrooms and a new Boiler last Year (2022). The property benefits from a good remaining lease term of approximately 110 years remaining and has two allocated parking spaces.





## COMMUNAL ENTRANCE

Stairs and lift to all floors, personal entrance to the property.

## ENTRANCE HALL

Numerous inset ceiling spotlights, power points, large cloaks cupboard housing the electric consumer unit and storage shelving, additional deep storage cupboard with shelving. Wall mounted panelled radiator.

## KITCHEN BREAKFAST ROOM (12' 6" X 9' 5") OR (3.82M X 2.86M)

Fitted with an excellent range of base and wall mounted units with areas of laminate work top over and a large Island style unit in matching colour scheme providing additional storage cupboards. Integrated appliances include an eye level double oven, four ring ceramic hob, filter extractor canopy over, slimline dishwasher and washing machine. Inset one and half bowl stainless steel sink unit with swan neck mixer tap over and drainer adjacent. Space for American style Fridge/Freezer. Part tiled walls and tiled splash back. Numerous inset ceiling spotlights and under cupboard strip lighting. UPVC double glazed window facing South overlooking the balcony and providing a wonderful outlook towards the Isle of Wight.

## LIVING/DINING ROOM (19' 9" X 15' 5") OR (6.02M X 4.70M)

A wonderful reception room being dual aspect and providing access to the balcony via a set of UPVC double glazed tilt n turn sliding doors with a further corner window providing dual aspect views. Inset ceiling spotlights and ceiling light point also, numerous power points, wall mounted double panelled radiators, television point.

## BEDROOM 1 (18' 7" X 13' 7") OR (5.67M X 4.15M)

Narrowing in part to 2.56m. A superb principal bedroom with an exquisite range of Sharp's fitted wardrobes providing a mixture of hanging space and shelving. Two UPVC double glazed windows to the front, ceiling light points, television point, wall mounted panelled radiator. Door to:

## EN-SUITE SHOWER ROOM

Fitted with an enclosed double length shower cubicle with chrome fittings, low level flush WC and pedestal wash hand basin. White ladder style towel radiator, tiled walls and vinyl flooring. UPVC double glazed window to the side. Inset ceiling spotlights.

## BEDROOM 2 (13' 7" X 10' 5") OR (4.15M X 3.18M)

Fitted with a full wall run of Sharps wardrobes providing hanging space and shelving. UPVC double glazed window to front, ceiling light point, power points, television point.

## BATHROOM

A four piece bathroom suite with enclosed corner shower cubicle with chrome fittings, panel enclosed bath with mixer tap, pedestal wash hand basin and low level flush WC. White ladder style towel radiator, part tiled walls. Vinyl flooring. UPVC double glazed window to side.

## BALCONY

A timber and glazed balustrade encloses the balcony which extends the width of the property and provides superb views across to the Isle of Wight and the Needles beyond.

## COMMUNAL CAR PARKING

Two allocated spaces will be found behind the building and is numbered accordingly.

## LEASEHOLD & MAINTENANCE FEES

The property is held on a Leasehold Tenure with around 110 years unexpired. Ground rent is payable annually at £200 and Maintenance is payable at £1800 per annum.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction over the traffic lights and Highcliffe House will be found on your right hand side.

## 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

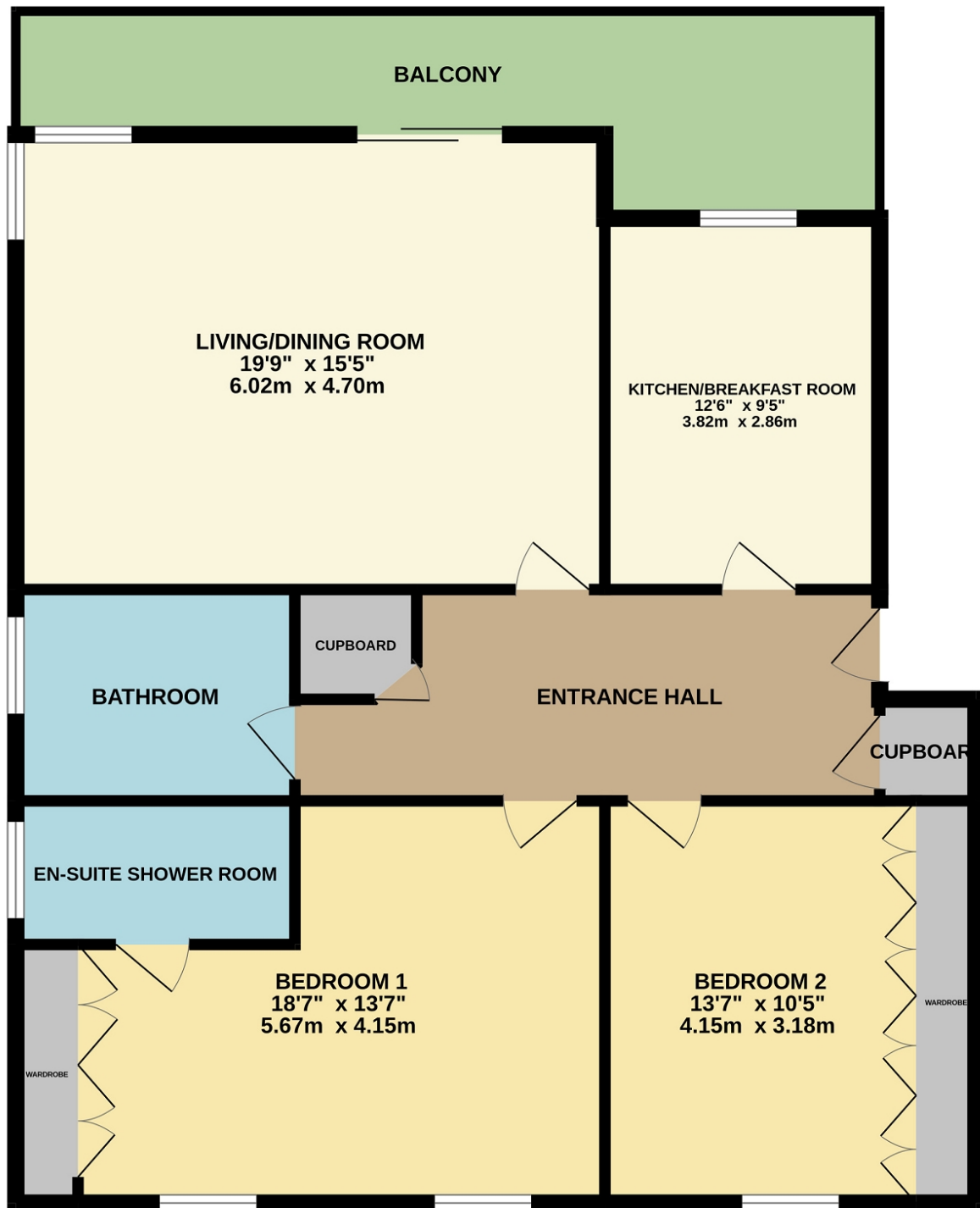
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is



GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA : 1123 sq.ft. (104.3 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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