



**24 Homecliffe House Lymington Road, Highcliffe, Dorset. BH23 5HG**

**£100,000**



**Ross Nicholas & Company Limited**  
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Dorset, BH23 5EY  
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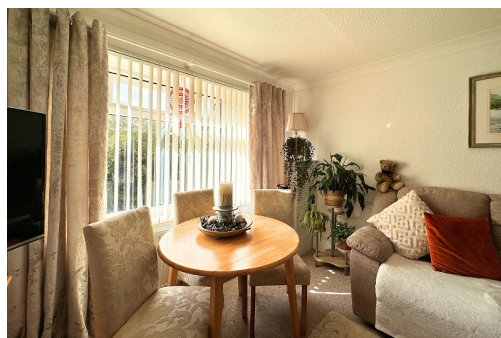




## **24 Homecliffe House Lymington Road, Highcliffe, Dorset. BH23 5HG**

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A superb First Floor apartment facing West overlooking the well kept communal gardens and in good order throughout set in this popular block for persons over the age of 55 within easy walking distance of the main shopping and High Street facilities and beaches just beyond.



## COMMUNAL ENTRANCE

Controlled by secure entry phone system. Personal door provides access into the:

## ENTRANCE HALL

Ceiling light point, power point and wall mounted Careline System. There is a large storage cupboard with slatted shelving and hot water tank, electric meter with consumer unit adjacent.

## LIVING ROOM (16' 7" X 10' 8") OR (5.06M X 3.26M)

A wonderful, bright reception room with large UPVC double glazed window facing West and overlooking the Communal gardens. Cupboard housing the Gas fired boiler serving the central heating and hot water systems. Wall light points, power points and television point. Open archway through to the:

## KITCHEN (7' 3" X 5' 5") OR (2.22M X 1.65M)

Fitted with a good range of base and wall units with areas of laminate roll top work surface over, inset composite sink unit with drainer adjacent and mixer tap over, inset four ring ceramic hob with fan assisted oven beneath and concealed filter extractor over, under cupboard lighting, wall mounted spotlights, space for fridge/freezer.

## BEDROOM (11' 10" X 8' 7") OR (3.61M X 2.62M)

Providing a lovely outlook over the Communal gardens via the West facing UPVC double glazed window and fitted with an excellent array of bedroom furniture including wardrobes, over bed storage cupboards and chest of drawers with bedside tables framing a recess for a double bed to fit. Light point over the bed, power points and wall mounted panelled radiator.

## SHOWER ROOM

Fitted with a modern suite comprising enclosed double length shower cubicle with Triton fittings, inset wash hand basin with vanity unit beneath, low level flush WC. Fully tiled walls and floor, wall light point, wall mounted heater. Wall mounted mirror fronted wall cabinets.

## RESIDENTS FACILITIES

A residents lounge is situated on the Ground Floor with access onto the communal gardens and providing ample seating and tables for events that are held. A calendar of events is available for the residents. There are also communal laundry facilities situated on the ground floor as well as a guest suite that can be booked with the House Manager for £35 per night.

## OUTSIDE

The property is set in beautifully maintained communal gardens laid mainly to lawn with mature shrub and plant beds interspersed but with an extensive paved patio immediately adjoining the communal residents lounge. There is also a communal drying area with rotary lines.

## CAR PARKING

There is a large tarmac parking area to the front of the building specifically for residents although this is on a first come first serve basis. To the side of this is a visitors parking area. There is a communal electric mobility scooter and cycle store adjacent.

## LEASEHOLD & MAINTENANCE FEES

The property has around 90 years remaining on the lease. An annual service charge is levied bi-annually and is currently £1674.55 each 6 months and a Ground Rent of £391.27 each 6 months also.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction going over the central traffic lights. Continue along for around 1/4 mile where Homecliffe House will be found on the left hand side and is named.

## PLEASE NOTE

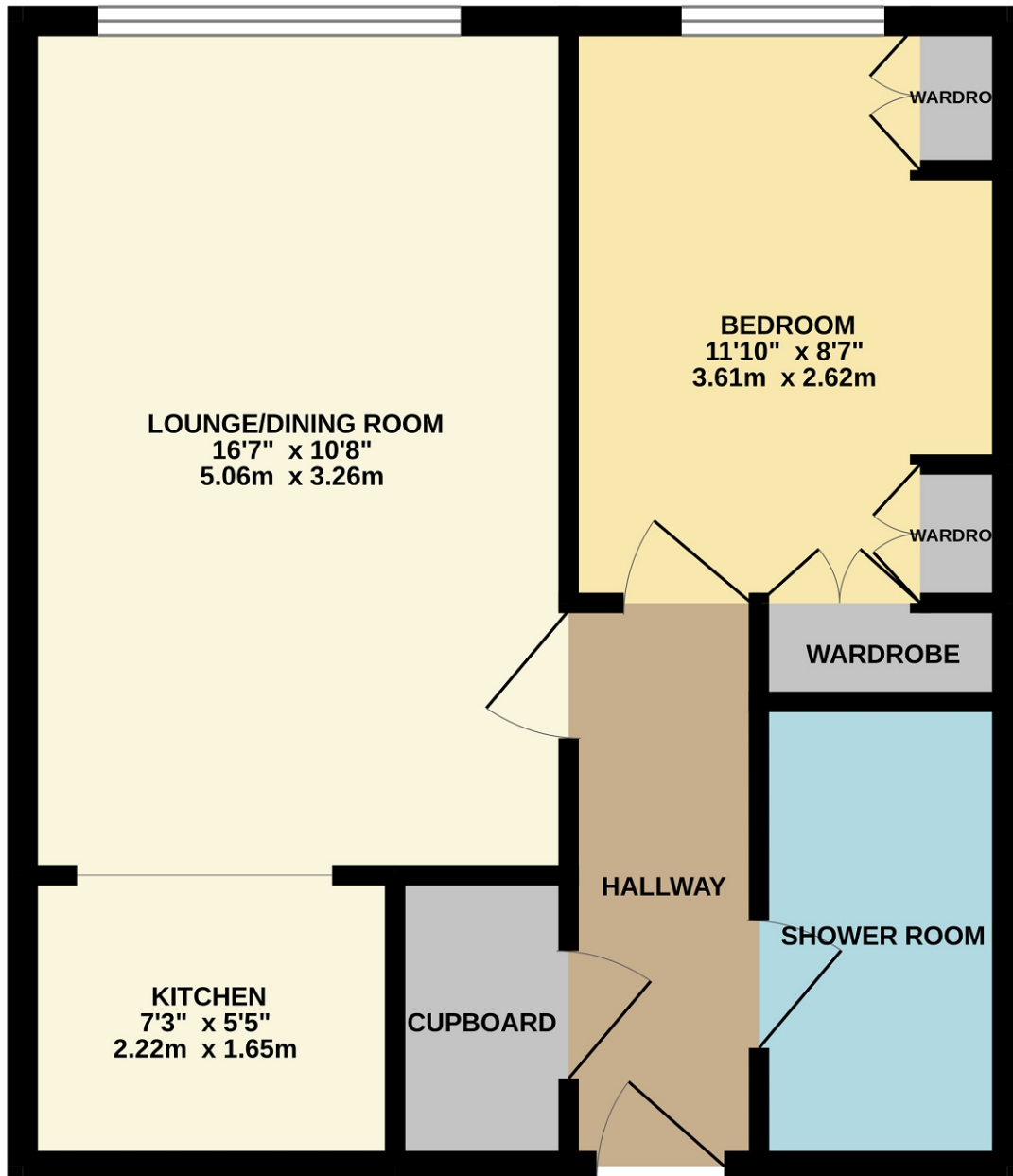
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

## EPC RATING

The EPC rating for this property is C80



GROUND FLOOR  
419 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA : 419 sq.ft. (39.0 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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