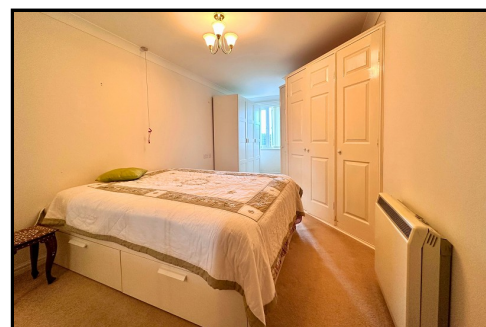




17 Seward Court Lymington Road, Highcliffe, Dorset. BH23 5HD

£135,000



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

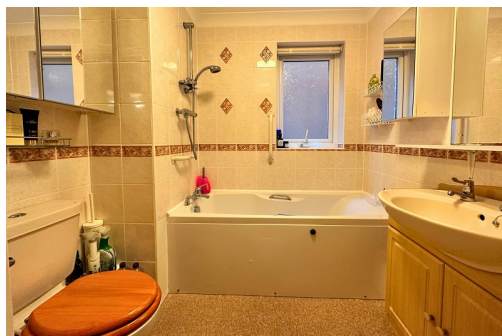




17 Seward Court Lymington Road, Highcliffe, Dorset. BH23 5HD

£135,000

A superbly presented rear facing first floor apartment situated in this prestigious McCarthy and Stone Development for the over 60's located in the heart of Highcliffe town centre and within walking distance of all the local amenities and beaches. The property has a wonderful view across the rear and horizon beyond and is offered with no forward chain.



COMMUNAL ENTRANCE

Secure entry phone system, double doors lead into the Communal lounge with the House Manager's office adjacent, stairs and lift rise to all floors.

ENTRANCE HALL

A welcoming and bright reception with large storage cupboard housing the Pulsacoil electric hot water system, slatted shelving adjacent and ceiling light point. Ceiling light point, Careline system and entry phone on the wall. Cupboard housing the electric meter and consumer unit. Door to:

LIVING/DINING ROOM (23' 4" MAX X 10' 7") OR (7.12M MAX X 3.23M)

A great sized room with a Juliette balcony overlooking the rear aspect and UPVC double glazed window adjacent. Focal point electric flame effect fireplace, socket adjacent (not working), two ceiling light points, Rointe electric wall mounted radiator. Television point, power points, double opaque glazed doors lead into the:

KITCHEN

Fitted with a good range of base and wall mounted cupboards with areas of laminate roll top work surface over, inset four ring AEG ceramic hob with filter extractor over and fan assisted oven adjacent. Under counter fridge and freezer (freezer not in working order), inset stainless steel sink unit, drainer adjacent and mixer tap over. UPVC double glazed window to rear. Ceiling light point, under cupboard strip lights. Part tiled walls and tiled splashback.

BEDROOM (17' 4" X 9' 2" MAX) OR (5.28M X 2.79M MAX)

Measurement not including door recess. A wonderful sized Bedroom with ample storage and fitted bedroom furniture including a double mirror fronted concertina door wardrobe with hanging space and shelving, additional set of built in wardrobes and storage cupboards. Wall mounted night storage heater, ceiling light point, UPVC double glazed window to rear. Television point, telephone point, power points.

BATHROOM (6' 10" MAX X 5' 7") OR (2.09M MAX X 1.70M)

Fitted with a three piece suite comprising panel enclosed bath with mixer tap and independent shower fittings over, inset wash hand basin, low level flush WC. White wall mounted towel radiator, Dimplex fan heater, mirror fronted medicine cabinet, ceiling light point, wall light point with integrated shaver point. UPVC opaque double glazed window to side.

OUTSIDE

The development sits amongst well tended communal gardens offering a large patio area to the rear of the development sitting adjacent to the High street so you can see and hear the hustle and bustle of the vibrant town centre whilst being in your own South facing hideaway. The remainder of the communal grounds are laid to mature shrub and plant borders along with a communal buggy park and unallocated car parking for the residents of Seward Court and their visitors.

COMMUNAL FACILITIES

The development benefits from a large communal living room with access onto the South facing gardens, a communal laundry facility as well as a Guest Suite which can be booked with the House Manager for friends or family.

LEASEHOLD & MAINTENANCE FEES

The property benefits from the remainder of a 125 years lease with approx 107 years remaining. Ground Rent is currently payable annually and is set of £800. An annual service charge is also levied and is currently £3396 per annum.

DIRECTIONAL NOTE

From our office proceed East down the High Street towards the main traffic lights. At the traffic lights turn left into Gordon Road and immediately left into Seward Court.

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

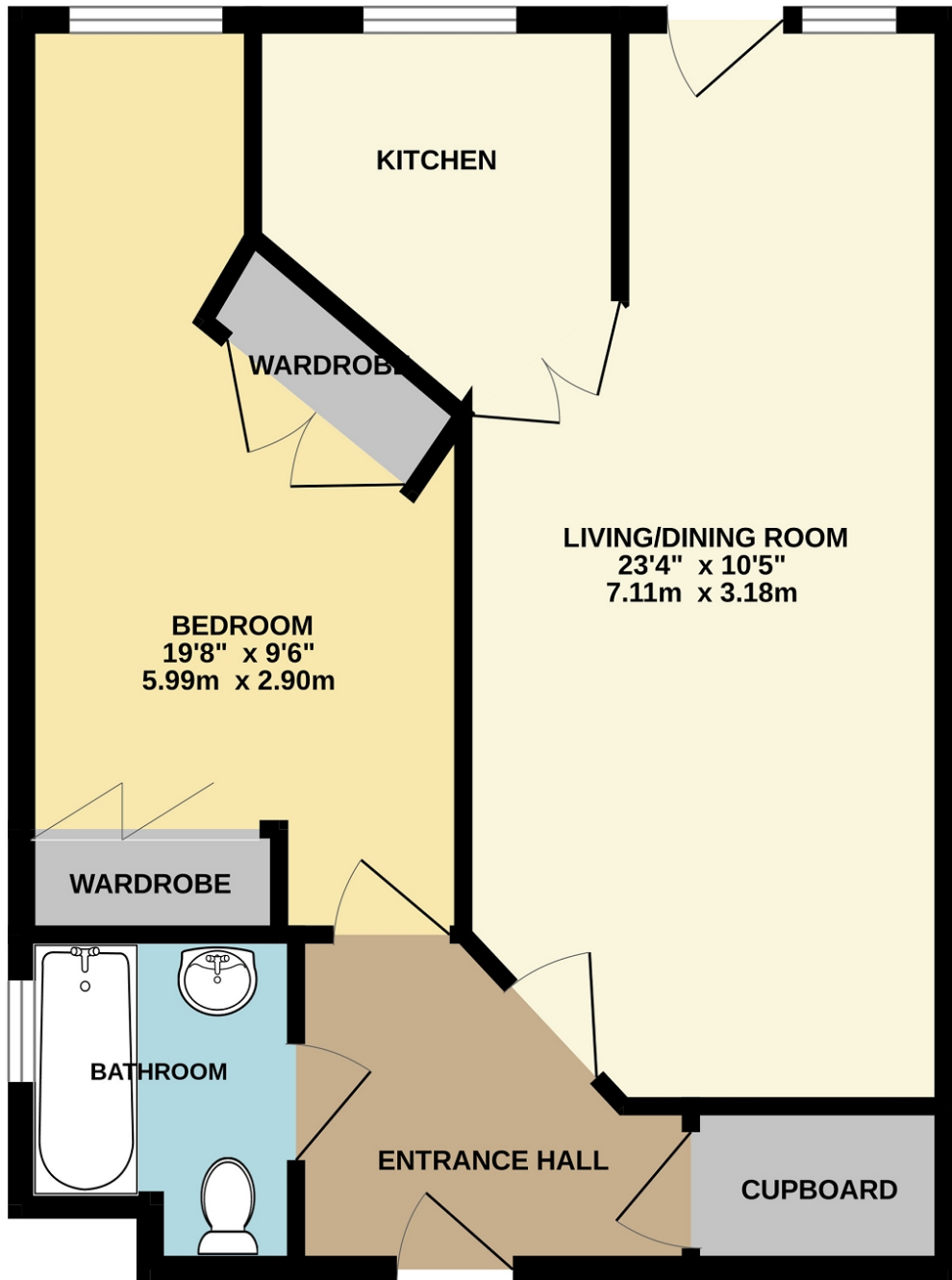
The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is C80



GROUND FLOOR
531 sq.ft. (49.3 sq.m.) approx.



TOTAL FLOOR AREA : 531 sq.ft. (49.3 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.
Made with Metropix ©2023

Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe, Dorset, BH23 5EY
01425 277 777
highcliffe@rossnicholas.co.uk