



37 Homecliffe House, Lymington Road, Highcliffe, Dorset. BH23 5HG

£850 Monthly



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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BH23 5HG**

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VIEWINGS AVAILABLE EARLY FEBRUARY - A well presented one bedroom, South facing apartment suitable for those over the age of 55. Available early February for a long term let if desired.



COMMUNAL ENTRANCE

Controlled by secure entry phone system, stairs and lift to all floors, personal door to the property leading in turn into the:

ENTRANCE HALLWAY

Newly redecorated and re-carpeted, ceiling light point, power point, wall mounted Careline system and entry phone, heating and hot water control panel, large cupboard with hot water tank, electric consumer unit and meter adjacent.

LIVING/DINING ROOM

4.62 x 3.28

A lovely and bright South facing room providing a view to the front aspect, newly redecorated and recarpeted with focal point electric flame effect fireplace set into a pre-cast surround with matching mantel and hearth, wall uplighters, cupboard housing the Gas fired boiler. Television point, telephone point, careline pull cord. Archway through to the:

KITCHEN

1.67 x 2.25

Refitted with a modern range of Cream high gloss fronted cupboard units with contrasting square edged laminate work surface over. Integrated Fridge, inset four ring Beko ceramic hob with fan assisted oven beneath and filter extractor canopy over, inset circular stainless steel sink unit with drainer adjacent and mixer tap over. Ceiling light point, tiled effect splash back to match with the work surface, power points, laminate wood flooring.

BEDROOM

3.58 x 2.62

A lovely and bright South facing room having been redecorated and re-carpeted providing built-in wardrobe space with hanging rail and shelving and further cupboard over. Ample space for further fitted or freestanding units if desired. Wall mounted panelled radiator, ceiling light point power points, careline pull cord.

BATHROOM

Refitted with a modern suite comprising low level panel enclosed bath with waterfall mixer tap and independent Mira power shower fittings over, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Part tiled walls and tiled splash back, wall mounted panelled radiator, careline pull cord, ceiling light point, wall mounted mirror.

RESIDENTS FACILITIES

A residents lounge is situated on the Ground Floor with access onto the 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 £25 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.

DIRECTIONAL NOTE

From our office in Highcliffe proceed in an Easterly direction going over the central traffic lights. Continue along for around 1/2 mile where Homecliffe House will be found on the left hand side and is named.

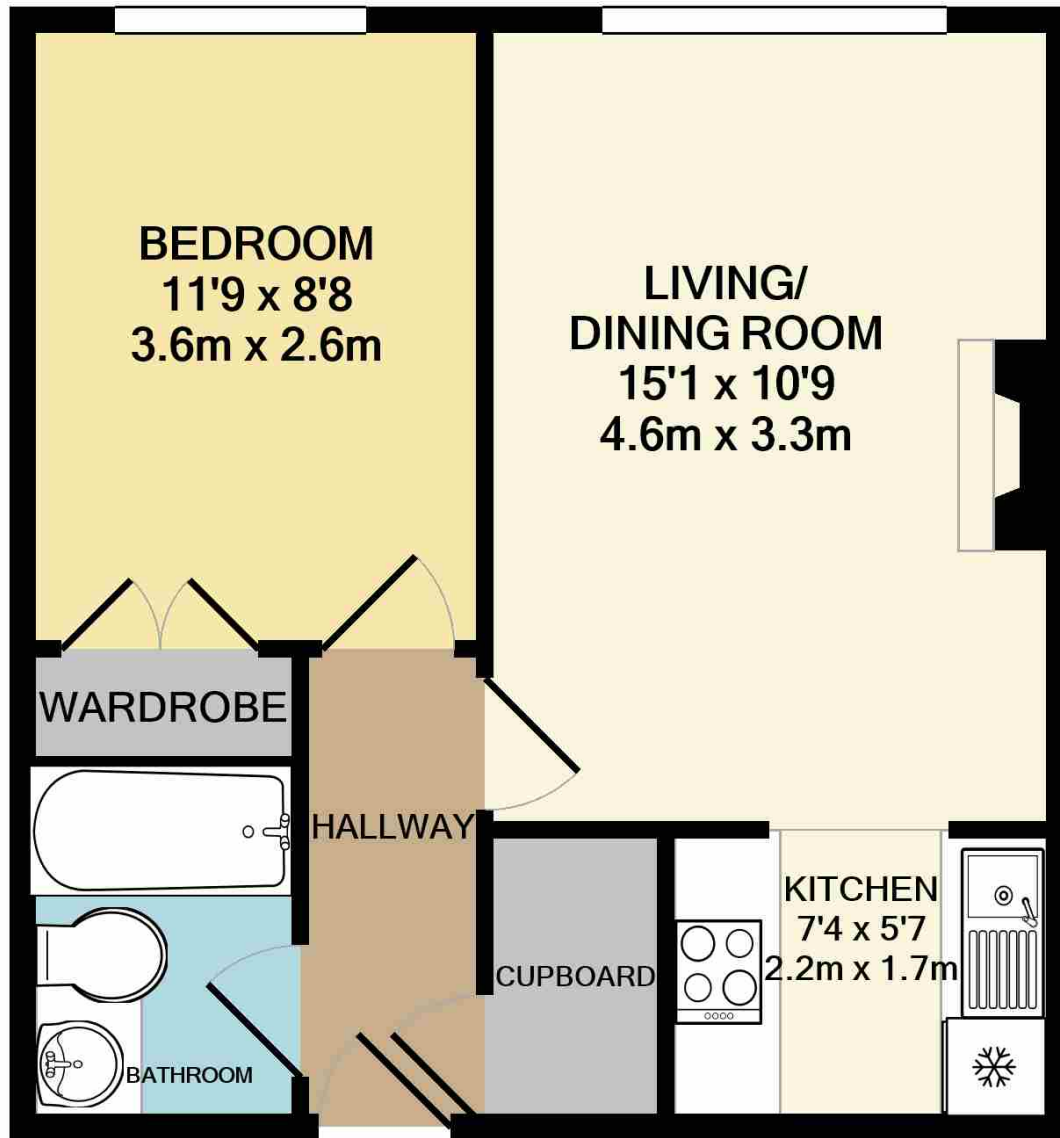
PLEASE NOTE..

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 C76





TOTAL APPROX. FLOOR AREA 400 SQ.FT. (37.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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