



Total Area: 60.7 m² ... 654 ft²

All measurements are approximate and for display purposes only

Mitchells
1963 — TODAY



**1 Andree Court, 427 Lymington Road,
Highcliffe On Sea, BH23 5EP**

Asking Price: £285,000

Share of Freehold

An extremely well positioned two bedroom ground floor apartment with its own private south facing patio, situated in the heart of Highcliffe with easy access to all the local amenities and cliff top a little further on. No forward chain. A very well looked after purpose built ground floor apartment benefitting from a share in the freehold, it is extremely bright and airy with all principle rooms facing south of the over the well maintained communal gardens, in particular, the large lounge with doors onto the private patio. Two good sized double bedrooms with the current owner utilising bedroom two as a formal dining room, the modern kitchen and shower room are both good sizes and in great condition.

Accommodation & Amenities

- Two double bedrooms
- Modern kitchen with some built-in appliances
- Fully tiled shower room
- Private South facing patio and views over the well maintained communal gardens
- Gas fired central heating and upvc double glazing
- A short stroll to the village centre with a good variety of shops and eateries
- Garage in a block and visitor parking
- Share of Freehold - 999 year lease from 2005
- No ground rent payable
- Service charge £2394 p/a paid on a ¼ basis
- No forward chain
- EPC 'D'
- Council Tax 'C' £1840.93



284 Lymington Road, Highcliffe, Christchurch, BH23 5ET | highcliffe@mitchells.uk.com | 01425 272206 | <https://mitchells.uk.com>



284 Lymington Road, Highcliffe, Christchurch, BH23 5ET | highcliffe@mitchells.uk.com | 01425 272206 | <https://mitchells.uk.com>