FLAT B, 18 ROOK HILL COURT,
ROOK HILL ROAD, FRIARS CLIFF, BH23 4DZ

ROOK HILL COURT, FRIARS CLIFF

An outstanding GROUND FLOOR APARTMENT in the area's MOST EXCLUSIVE ROAD, just back from the award winning, blue flag beaches of Friars Cliff. This stylish property has been comprehensively refurbished and offers superb living space of about 920sqft that includes wonderful, semi-open plan living space overlooking the gardens. INCREDIBLY RARE OPPORTUNITY to secure this fabulous apartment right by the beach.

• TWO BEDROOMS • SHOWER ROOM • SEPARATE WC • KITCHEN/DINER • UTILITY ROOM • LOUNGE • GARAGE • OFF-ROAD PARKING • COMMUNAL GARDENS •

The Property

- Shared freehold with balance of 999 year lease and use of private grounds, right by the beach, beach cafes and Mudeford Quay
- Immaculate order with stylish fittings, décor and flooring
- Generous room sizes with plenty of natural light creating a really welcoming space
- Two spacious double bedrooms
- A refitted shower room with designer sanitary ware and tiling
- Contemporary styled kitchen/dining room with some integrated appliances leading onto the separate lounge
- Private front door, use of lawned communal gardens, parking and garage
- Exclusive location in this block of just four apartments, surrounded by the areas most valuable homes
- Maintenance charge £1,000 p/a
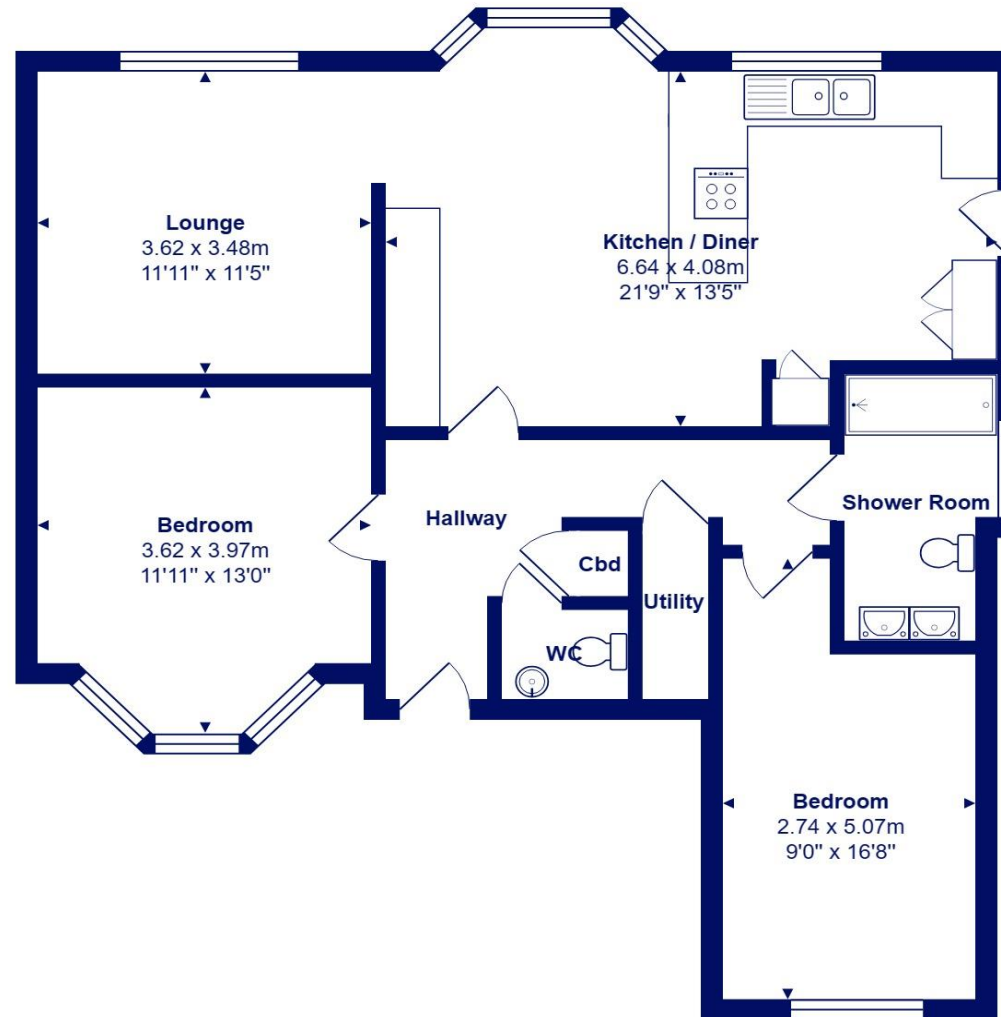- Council Tax 'D' £2071.06
- EPC 'C'

Location

Friars Cliff has long been one of the most sought after residential locations of choice for people looking to move to a seaside location within East Dorset, with its sandy award winning beaches, cafes and famous beach huts. Friars Cliff affords views over Christchurch Bay to the Needles on the Isle of Wight to the south and towards Hengistbury Head and Christchurch Harbour to the west. Perfect for families and retirement living, with the historic Priory town of Christchurch within two miles distant and with access to London in under two hours from the mainline station at Hinton Admiral.
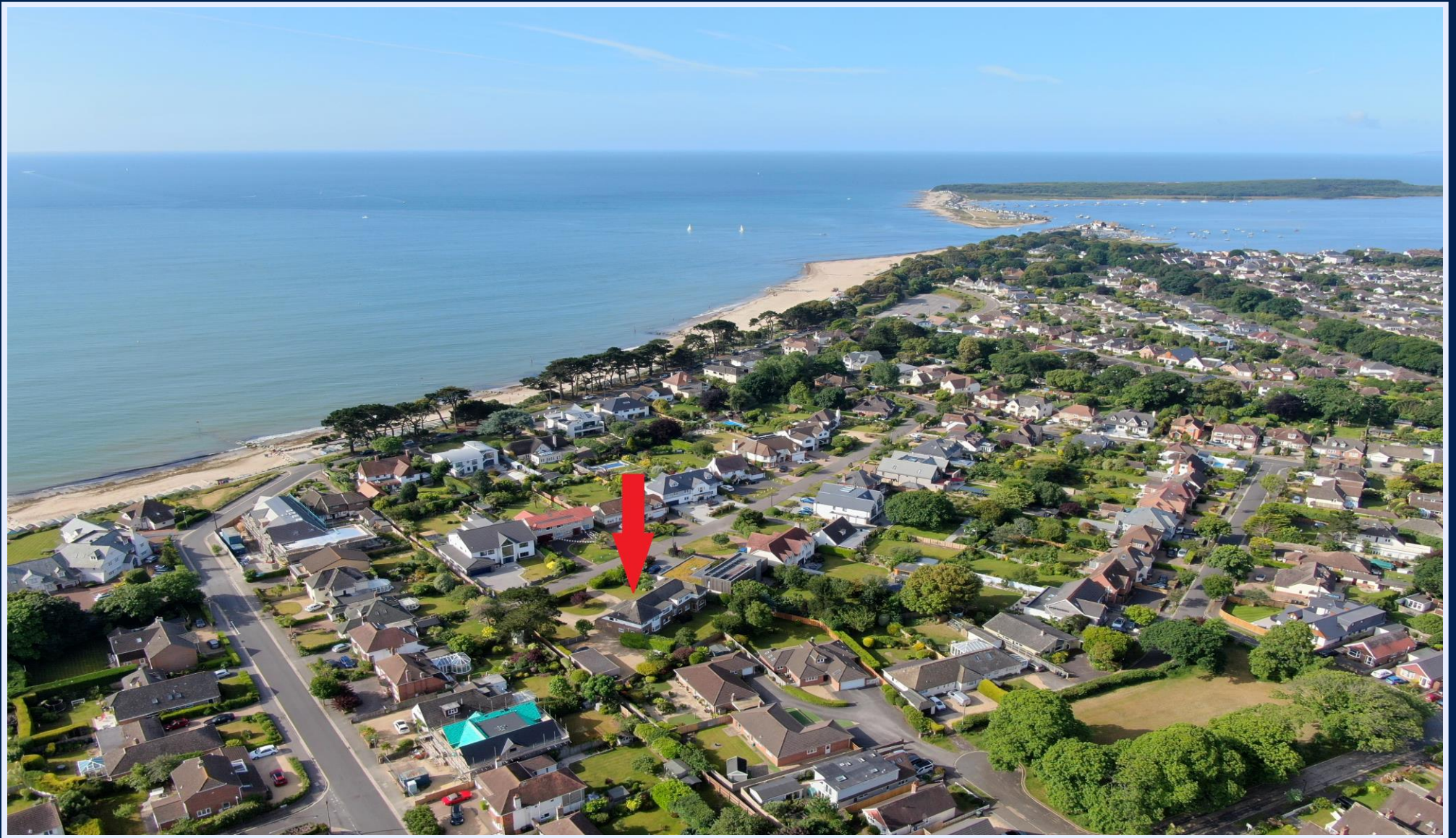
Lounge
3.62 x 3.48m
11'11" x 11'5"

Kitchen / Diner
6.64 x 4.08m
21'9" x 13'5"

Bedroom
3.62 x 3.97m
11'11" x 13'0"

Hallway

Shower Room

Cbd

Utility

WC

Bedroom
2.74 x 5.07m
9'0" x 16'8"

W N S E

Total Area: 84.9 m² ... 914 ft²
All measurements are approximate and for display purposes only

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