



Total Area: 83.3 m<sup>2</sup> ... 896 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



2 Hoburne Gardens, Highcliffe On Sea, BH23 4SN

£255,000

**Mitchells**  
1963 — TODAY



A superb ground floor flat WITH FAR REACHING WESTERLY VIEWS and access to a PRIVATE PATIO and the communal gardens. Presented in excellent condition with modern fittings and a neutral décor, this spacious home of approx. 900sq ft has a long lease, gorgeous surroundings and is close to the local shops and bus routes. Vacant possession.

- Purpose built ground floor flat with security entry phone system
- Two spacious double bedrooms, both with wardrobes
- Refitted shower room with separate wc
- Sunny, west facing sitting/dining room with wonderful views over Hoburne towards Bournemouth
- Sliding patio doors lead to a private patio and the communal, lawned gardens
- Electric heating and UPVC double glazing
- Garage in a nearby block
- Leasehold, balance of 125 years from December 2002, approx. 101 years remaining
- Service Charge £2468.75
- Ground Rent £125.00 p/a
- Managing Agents Owens & Porter 01202 522012
- Council Tax 'C' £2033.59
- EPC 'E'

