



All measurements are approximate and for display purposes only



4 Chalfont Court, 12 Ranelagh Road, Highcliffe, BH23 5DY

£385,000

**Mitchells**  
1963 — TODAY

A beautifully presented first floor apartment enjoying a fabulous south facing views over the communal grounds and gardens to the sea. The apartment boasts immaculate accommodation in excess of 1,050sqft, both reception rooms enjoy a lovely outlook with the lounge having the benefit of a sun balcony, two large double bedrooms, a refitted kitchen and two well appointed bath/shower rooms.

The apartment is most conveniently situated within just a short level stroll of the cliff top, beach and village centre. Garage in block.

- Immaculate and spacious first floor apartment
- Beautifully presented accommodation of in excess of 1,000 sq.ft.
- Excellent location enjoying some sea views and benefits from the use of the private gardens and grounds
- Two really good size double bedrooms both with fitted wardrobes
- Refitted kitchen with wall and base units
- Lovely large lounge with south facing views over the gardens and access onto the sun balcony
- Separate dining room again with views over the grounds
- Refitted shower room and separate w.c.
- Tasteful decorations, bright and airy rooms and plenty of storage
- Maintenance Charge £1800 p/a no ground rent payable
- Lease 999 years from January 2001, 976 year remaining
- Situated in this excellent position within walking distance of the sandy beach and the main high street shopping centre is a little further on
- Single garage in block
- No forward chain
- EPC 'C'
- Council Tax 'D' £2175.21

