



Total Area: 70.2 m<sup>2</sup> ... 756 ft<sup>2</sup>  
All measurements are approximate and for display purposes only



2 Tracey Court, 239a Lymington Road, Highcliffe, BH23 5EB

£299,950

**Mitchells**  
1963 — TODAY



## 2 Tracey Court, 239a Lymington Road Highcliffe on Sea, BH23 5EB

An immaculate and fully refurbished ground floor apartment in the heart of Highcliffe village of some 560sqft, thoroughly modernised by the current owner with stylish fittings and a bright and airy feel throughout. Offered with a share in the freehold this apartment enjoys a southerly outlook with a fantastic private sun terrace to the rear and secure underground parking. Vendor suited.

- Beautifully presented two double bedroom ground floor apartment
- A very smart and newly fitted contemporary style kitchen
- Smart modern family bathroom
- Large, bright and airy lounge/diner with access onto private south facing terrace
- uPVC windows and gas central heating
- Underground allocated parking space and further four spaces on a first come first served basis
- Shared freehold, thus no ground rent payable
- Service Charge £2250 p/a
- Council Tax 'B' £1691.84
- EPC 'D'

