

Floor Area: 60.1 squ ms / 647 squ ft

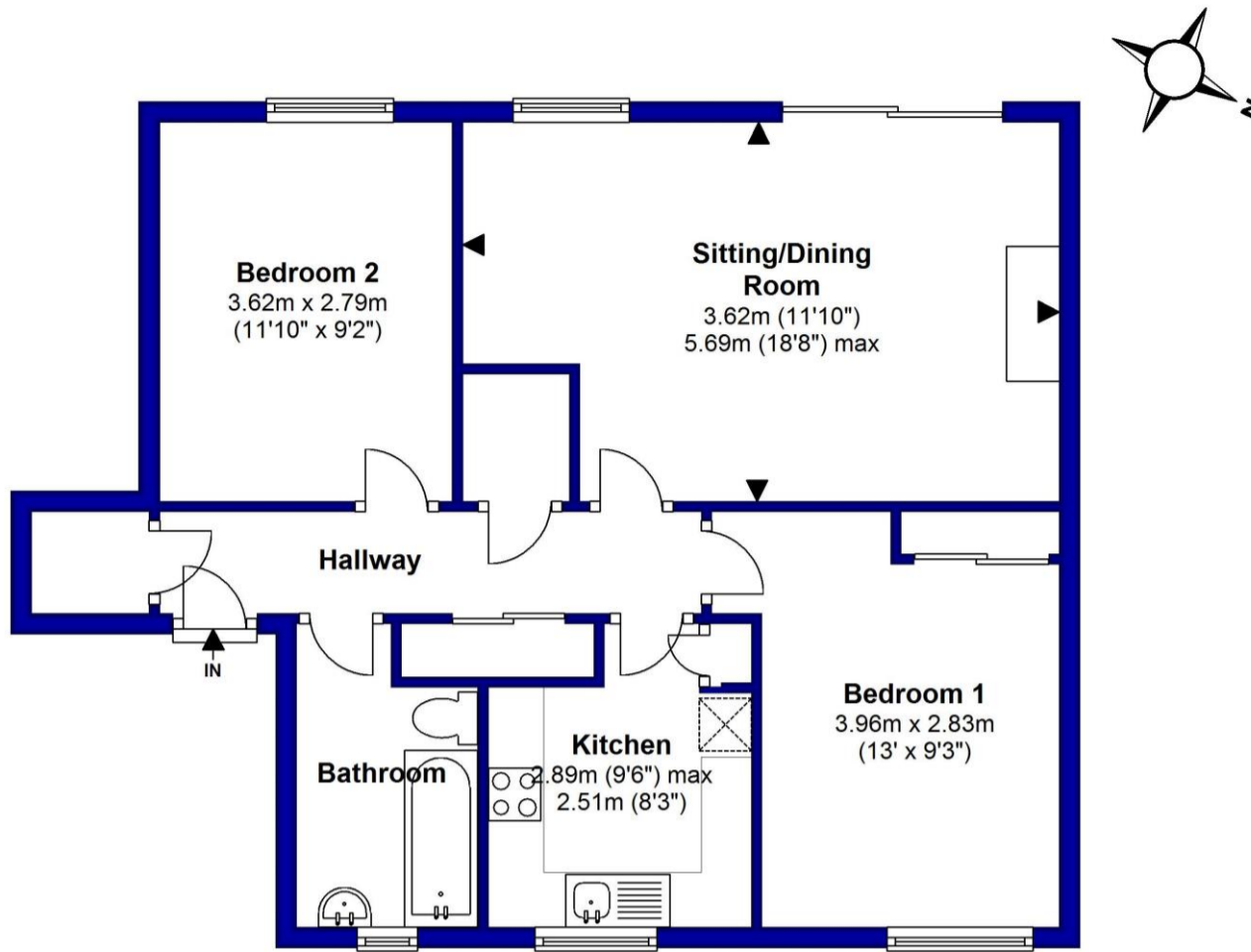


Illustration for identification purposes only; measurements are approximate, not to scale.
EPC South Coast Surveys
Plan produced using The Mobile Agent.



1 The Lawns, Waterford Road, BH23 5LF

£275,000

Mitchells
1963 — TODAY

1 The Lawns

Waterford Road, Highcliffe, BH23 5LF

Situated in this supremely central position and on this highly sought after development is this very well presented ground floor flat of approximately 650 sqft enjoying a delightful westerly aspect and patio. The flat benefits from two double bedrooms and a spacious sitting/dining room with a modern re-fitted kitchen and separate bathroom.

The lawns enjoys fantastic communal gardens and grounds, the upkeep of which is paid for out of the maintenance charge and there is also visitors parking and a single garage in a nearby block. Flats in this most central position and on the ground floor within walking distance of the village and high street are rarely available and early viewing is strongly recommended.

- Spacious, two double bedroom ground floor flat of approx 650sqft
- Bright and airy sitting/dining room with patio doors onto a private patio and communal gardens
- Modern fitted kitchen and shower room
- Supremely central position, just a few hundred yards level walk of the shops and the beach
- Delightful communal gardens and grounds, mainly laid to lawn
- Single garage and visitors car parking
- Tenure: share of freehold, thus no ground rent payable, balance of 999 year lease
- Maintenance is £600.00 per half year and the managing agents are Highcliffe Property Management
- Council Tax 'C' £1933.52
- Energy Performance Rating 'D'

