

**Internal Floor Area**  
Approx. 76.2 sq. metres (820.0 sq. feet)

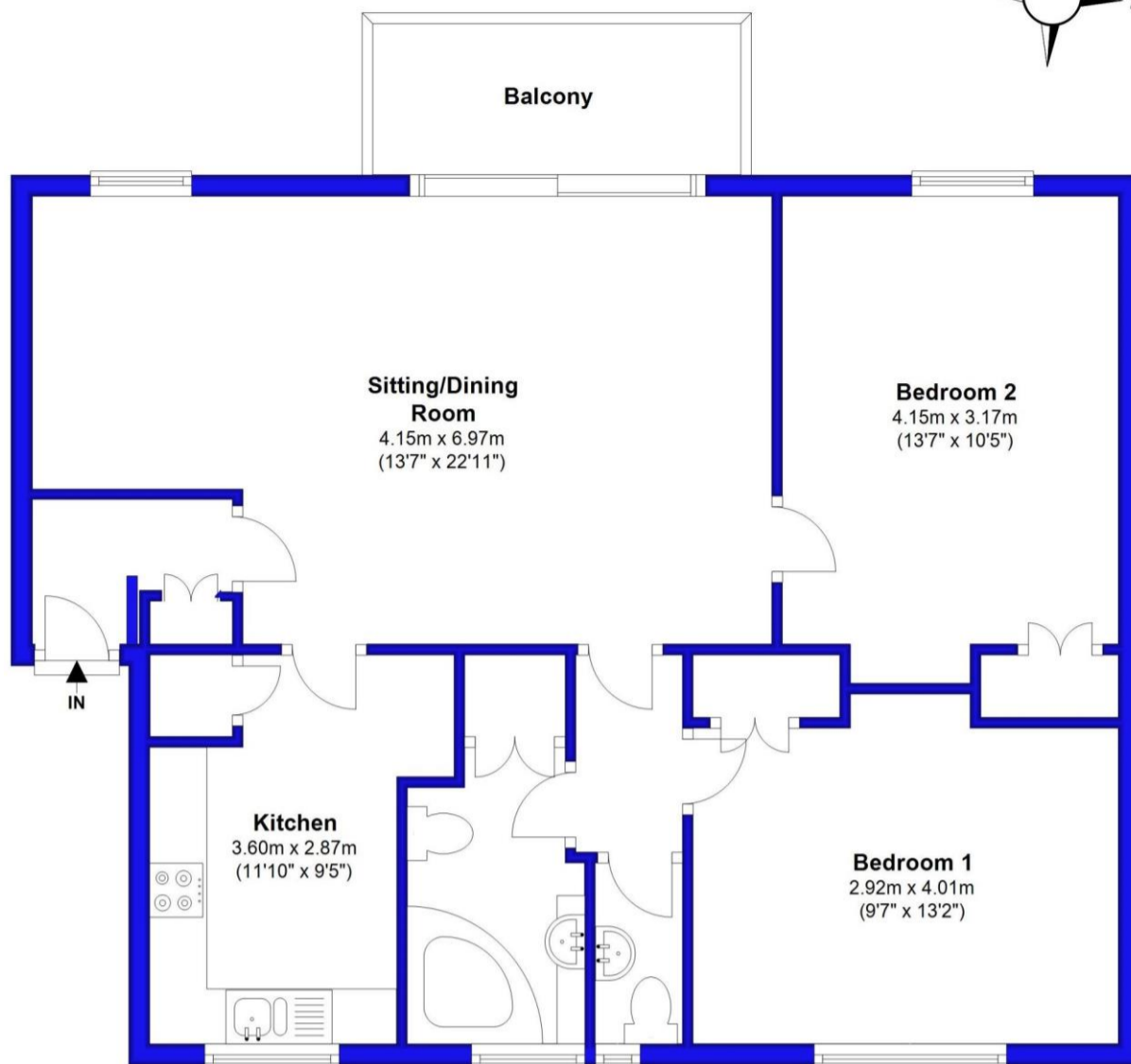


Illustration for identification purposes only; measurements are approximate, not to scale.



6 High Pines, St. Georges Close, Highcliffe, BH23 4LN

£250,000

**Mitchells**  
1963 — TODAY

An immaculate top floor balcony flat of about 820sq ft with a superb, south westerley aspect and smart, contemporary interior. Offered for sale with an extended lease and no forward chain, this stylish flat is set in lovely communal gardens and just across the road from the golf course and footpath to the beach.

Arguably set in the best position on the development, this flat is particularly light and airy with a the main living room and balcony enjoying super views of the grounds. The flat is decorated in excellent taste and ready to move into straight away.

- Purpose built, second floor flat in show home condition
- Spacious sitting/dining room with views and access to the balcony
- Two generous double bedrooms
- Refitted bath/shower room and separate wc
- Modern fitted kitchen with some integrated appliances
- Extended lease with 138 years remaining and service charge of approx £1500 p/a
- Ground rent approx £10-15 p/a
- Managing Agents Burns Hamilton
- Extensive communal gardens and grounds
- Garage and casual parking
- Council Tax 'C' £1933.52
- EPC 'E'

