



Total Area: 60.9 m<sup>2</sup> ... 656 ft<sup>2</sup>

All measurements are approximate and for display purposes only



2 Nea Court, 130 Lymington Road, Highcliffe, BH23 4JZ

£274,950

**Mitchells**  
 1963 — TODAY



A large and unique ground floor garden apartment of approximately 650sqft with its own private front entrance, rear access from the kitchen and a private, sunny south facing front garden and a share of the freehold.

The property is in good order throughout and offers spacious living accommodation boasting two double bedrooms, a good size sitting room, family bathroom, well fitted modern kitchen, single garage in a nearby block and an additional two external workshops and a storage cupboard. Ideally located within close proximity to the Grade I listed Highcliffe Castle which in turn provides access to the stunning cliff top walks and local beaches. No forward chain.

- Two double bedrooms both with fitted storage
- Private front and rear entrance
- Kitchen with some integrated appliances and room for table & chair
- Good size lounge with attractive outlook
- Fully tiled bathroom
- South facing private front garden
- Garage in a block
- Two workshop/sheds
- Situated in this fantastic location just a short walk to beach via footpaths, the village centre is approx half a mile with a variety of shops and eateries
- No forward chain
- Shared freehold, thus no ground rent payable
- Maintenance charge £655 per 1/2 year inc reserve fund
- EPC 'D'
- Council Tax 'B' £1779.41

