



Total Area: 101.3 m<sup>2</sup> ... 1090 ft<sup>2</sup> (excluding balcony)  
All measurements are approximate and for display purposes only



8 Beechcroft, 17 Earlsdon Way, Highcliffe , BH23 5TB

£329,950

**Mitchells**  
1963 — TODAY



A very smart, first floor balcony apartment of about 1000sqft in this select development set in beautifully maintained gardens and grounds. The property is in good order throughout and has been modernised with stylish fittings and enjoys spacious room sizes, gas fired heating and a west facing sun balcony.

Beechcroft is one of three blocks that are set in park-like communal gardens that have a fantastic feeling of space around them. The apartments offer some of the most spacious living accommodation in the Highcliffe market and are well situated within walking distance of the high street and sea front.

- First floor flat (for added security) with communal lift to all floors
- Immaculate throughout with light, bright accommodation
- Two large double bedrooms both with fitted wardrobes
- Modern, refitted kitchen with built in oven and hob
- Two quality bath/shower rooms with attractive ceramic tiling and recently refitted shower over the bath
- Large L shaped sitting/dining room with sliding doors leading to the west facing sun balcony
- Gas fired central heating (Worcester Bosch Gas boiler - just serviced and gas tested) UPVC double glazing & built-in cupboards in the hallway
- Garage and off road parking
- Maintenance charge £1186 per 1/2 year to incl communal cleaning, window cleaning and communal landscaping
- Ground rent £0.50p
- Lift charge £205.95 p/a (covers insurance, annual check and maintenance)
- Council Tax 'D' £2,287.80
- EPC rating 'C'

