



Total Area: 73.5 m<sup>2</sup> ... 792 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only



37 Hoburne Gardens, Highcliffe On Sea, BH23 4PP

£259,950

**Mitchells**  
 1963 — TODAY



# 37 Hoburne Gardens Highcliffe On Sea, Christchurch, BH23 4PP

A well presented first floor Hoburne built flat in this lovely sylvan setting of approx 795sqft with garage in a nearby block. The flat is within walking distance of Highcliffe Castle Golf Course and beach via local footpaths with the Saulfland shops being just around the corner.

- Purpose built first floor flat
- Two spacious double bedrooms
- Smart fitted kitchen with space for appliances
- Fully tiled shower room
- Sunny sitting/dining room with attractive outlook over the communal grounds
- Gas fired central heating & upvc double glazing
- Garage in a nearby block
- Leasehold 125 years from 25/12/2002
- Service Charge £ TBC
- Ground Rent £ TBC
- Managing Agents Owens & Porter 01202 522012
- Council Tax 'B' £1779.41
- EPC 'C'

