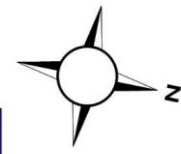


**FLOOR PLAN**

**Top Floor**



**Approx Gross Internal Area**  
**50.8 sqm / 546.3 sqft**

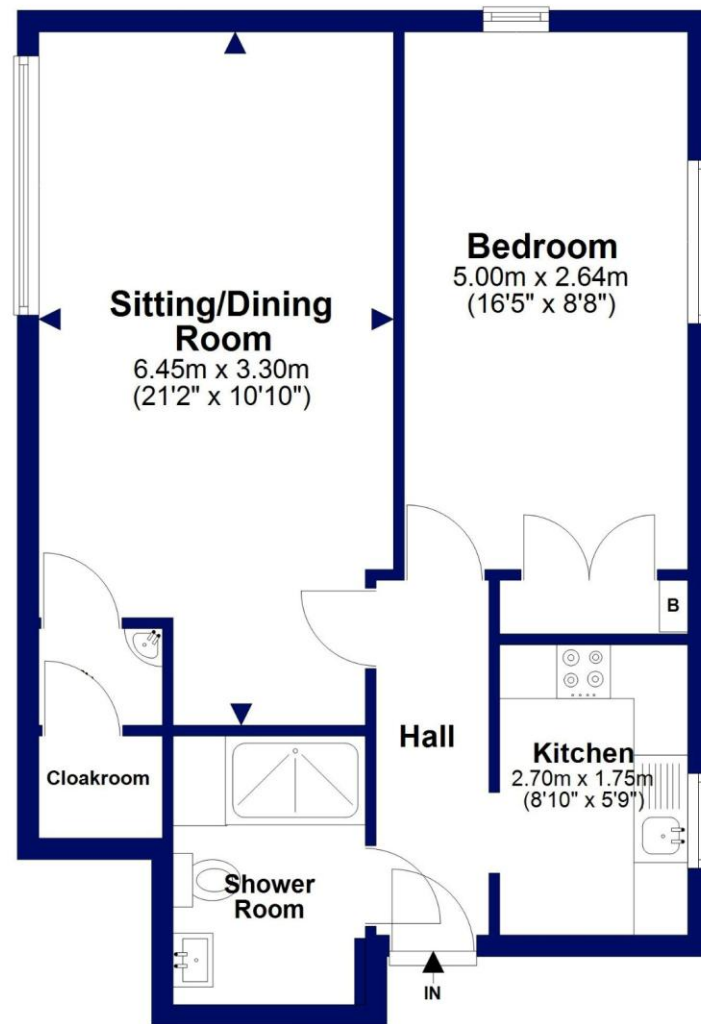


Illustration for identification purposes only; measurements are approximate, not to scale. [www.fpusketch.co.uk](http://www.fpusketch.co.uk)  
Plan produced using PlanUp.



*39 Homecliffe House, Lymington Road, Highcliffe, BH23 5HG*      **£99,950**

**Mitchells**  
1963 — TODAY



A particularly spacious second floor one-bedroom retirement apartment, set within the ever-popular Homecliffe House development and believed to be one of the largest one-bedroom apartments in the building. The well-planned accommodation comprises a generous entrance hallway with storage, a bright and airy living/dining room, a separate fitted kitchen, a notably large double bedroom, and a shower room.

Homecliffe House offers a secure and friendly retirement environment, with residents' lounge, lift access, communal facilities, beautifully maintained gardens and the reassurance of a house manager and emergency call system.

- One of the largest one bedroom apartments in the development
- Second floor position with lift access
- Bright living/dining room
- Separate fitted kitchen
- Spacious double bedroom with storage
- Shower room
- Plumbing in cloakroom for additional wc if required
- Well maintained communal areas and gardens
- House manager & 24 hour emergency call system
- Convenient location close to local amenities
- Maintenance £1802.72 per ½ year paid on 1st March 2026
- Ground Rent £782 p/a
- Lease length 99 years from September 1979 (52 years remaining)
- EPC 'C'
- Council Tax 'A' £1525.20

