



15 Stuart Road, Highcliffe on Sea, BH23 5JS

£299,000

**Mitchells**  
1963 — TODAY

An immaculate ground floor apartment with a private, south facing walled garden. This lovely home features about 700sqft of living space with the living room leading out to the low maintenance garden making this a unique proposition. Rothesay Court is a modern building located right in the heart of the village and accessed via electric security gates with the shops and the sea being on your doorstep. No forward chain.

- Rarely available , purpose built garden apartment
- Two double bedrooms with two bath/shower room (one en-suite)
- Modern fitted kitchen with double doors leading to the living room
- Security entry phone system and electric security gates
- Gas fired heating and UPVC double glazing
- Allocated parking space and communal lock up store
- Village centre location with the high street, bus stop, cliff top and beach being a short level stroll away
- Lease is 125 years from 29th Sept 2004 so 105 years remaining
- Service charge £2887.30 p/a
- Ground Rent £250 p/a

EPC Rating Band: C  
 Council Tax Band: D  
 Leasehold

