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Montagu Road, Highcliffe, Christchurch, Dorset, BH23
APPROX. GROSS INTERNAL FLOOR AREA 733 SQ FT 68 SQ METRES



24 Marryat Court, Montagu Road, Highcliffe, BH23 5JU

£249,950

Mitchells
1963 — TODAY

A bright and airy purpose built maisonette with its own private entrance situated in this popular development of Marryat Court. Offering spacious and well planned accommodation which has all been decorated in a neutral style throughout. There is a lovely open plan dual aspect kitchen/dining room leading onto a well proportioned sitting room with stairs leading up to the two upper floor bedrooms and a refitted bathroom. The property also boasts a renewed long lease with approximately 174 years remaining.

Located on the south side of the main Lymington Road and within its own beautifully tended communal gardens and grounds and enjoying private residents' access from the grounds onto Chewton Bunny and beaches a little further beyond. No forward chain.

- Superbly located maisonette
- Private entrance
- Two double bedrooms, master with en-suite WC
- Family bathroom with shower over
- Good size dual aspect lounge/dining room
- Well maintained kitchen
- Private residents' entrance to Chewton Bunny giving access to local beaches
- Ample residents parking on a first come first served basis
- Lease with approx 175 years from September 2025 (peppercorn ground rent)
- Boasts ample storage with loft access and garage in a nearby block

EPC Rating Band: C

Council Tax Band: C

Leasehold

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