



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

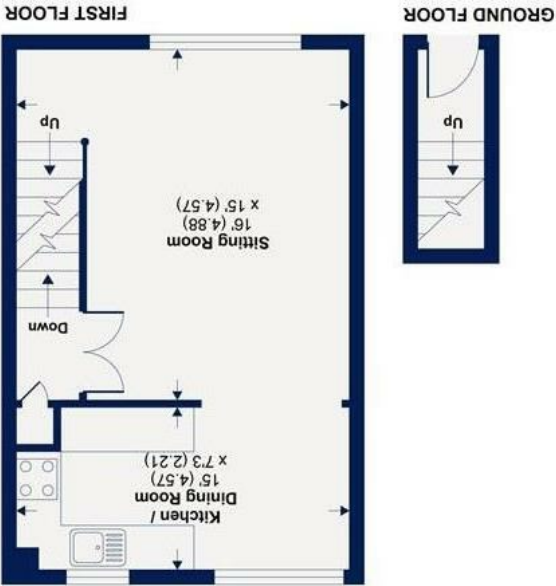
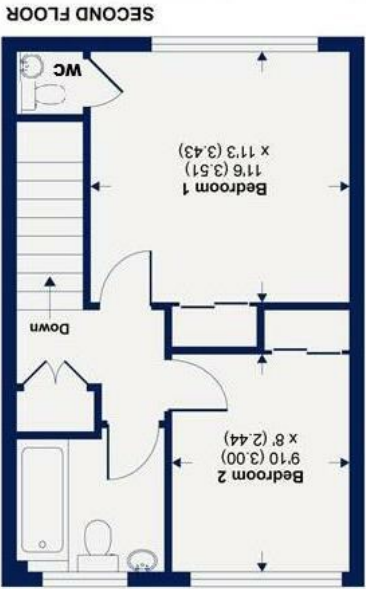
£244,950

Mitchells

1963 — TODAY

Montagu Road, Highcliffe, Christchurch, Dorset, BH23

APPROX. GROSS INTERNAL FLOOR AREA 733 SQ FT 68 SQ METRES



Whilst every attempt has been made to ensure the accuracy of the floor plans contained here, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement. These plans are for representation purposes only as defined by RICS Code of Measuring Practice and should be used as such by any prospective purchaser. The services, systems and appliances listed in this specification have not been tested by Mitchell's Estate Agents and no guarantee as to their operating ability or their efficiency can be given.

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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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