



406a Lymington Road, Highcliffe, Dorset. BH23 5HE

£1,200 Per Calendar Month



Ross Nicholas & Company Limited
 334 Lymington Road, Highcliffe,
 Dorset, BH23 5EY
 01425 277 777





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A well presented and spacious First and Second floor two double bedroom Maisonette situated in the heart of Highcliffe Village Centre benefitting from a high quality finish throughout and parking space to the rear. Available mid-end of March 2026



ENTRANCE HALL

accessed via an external staircase lit by stainless steel wall light, leading to a white front door with double glazed insert. Wood flooring, inset ceiling spotlight, cupboards housing the Alpha Gas fired combination boiler and the Electric Consumer unit. Under stairs storage cupboard with hanging rail and coat hooks. Door to:

KITCHEN (7' 3" X 11' 0") OR (2.21M X 3.36M)

A fantastic Kitchen with a good range of Slate Grey fronted soft close units with Quartz work top and matching upstands. Inset stainless steel sink unit with Franke mixer tap. Inset Indesit four ring Induction hob with curved stainless steel and glass extractor over with lighting, fan assisted oven beneath, slimline dishwasher and washing machine. Continuation of the wood flooring, inset ceiling spotlights, numerous double power points, carousel corner cupboard unit. Recess for Fridge/Freezer. Squared archway through to the:

LIVING ROOM (18' 1" X 10' 4") OR (5.52M X 3.16M)

a superb room with large UPVC double glazed windows in the centre with two fanlights, one to each side and a large centrally located tilt n turn window with curtains. Continuation of the wood flooring, two contemporary vertical radiators, two chandelier style ceiling lights, numerous power points, television point. Door to Inner Hallway.

INNER HALLWAY

Continuation of the wood flooring, chandelier style ceiling light, stairs to Second floor with Velux window on the stairwell. Light and airy stairwell with white timber staircase and glass panelling leading to the:

SECOND FLOOR LANDING

Ideal for a small study area. Chandelier style ceiling light, power point, wall mounted panelled radiator.

BEDROOM 1 (11' 0" X 10' 3") OR (3.35M X 3.12M)

Large UPVC double glazed window to front with curtains, chandelier style ceiling light, power points, television point, wall mounted double panelled radiator.

BEDROOM 2 (10' 10" X 10' 11") OR (3.29M X 3.34M)

UPVC double glazed sash window to rear with curtains, wall mounted double panelled radiator, chandelier style ceiling light, power points, television point.

SHOWER ROOM

Refitted with a contemporary suite comprising walk-in enclosed double length shower cubicle with rainforest shower head and personal hand shower attachment, low level flush WC and inset wash hand basin with vanity unit beneath, chrome ladder style towel radiator, inset LED ceiling spotlights, fully tiled walls and floor.

OUTSIDE

The property benefits from an allocated parking space to the rear and is labelled accordingly.

DIRECTIONAL NOTE

from our office in Highcliffe proceed East over the main traffic lights and just opposite the Bus Stop you will see the driveway leading to the rear of the block and the property numbered.

AGENTS NOTE

The flat benefits from a residential Gas and Electric supply which the Landlord will invoice the ELECTRIC ONLY monthly in arrears as it also services a small part time business within the block.

PLEASE NOTE

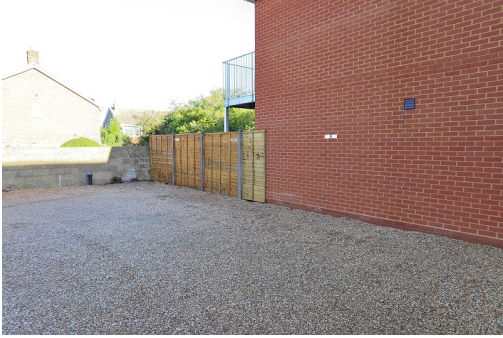
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

DEPOSIT - DPS

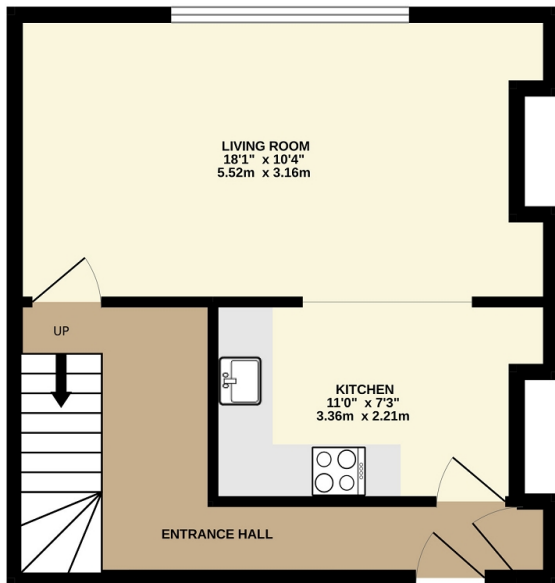
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com. The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

EPC RATING

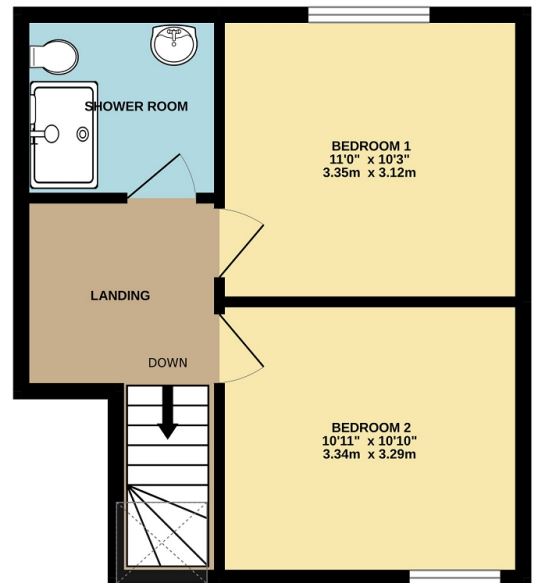
The EPC rating for this property is C73



FIRST FLOOR
386 sq.ft. (35.9 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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