



**29 Rowan Drive, Highcliffe, Dorset. BH23 4QR**

**£245,000**



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







**29 Rowan Drive, Highcliffe, Dorset. BH23 4QR**

**£245,000**

A bright and airy two double bedroom Ground Floor apartment set in a small purpose built block of just four properties surrounded by communal grounds, benefitting from a long lease, sensible outgoings and a garage in the nearby block.





**ENTRANCE HALL**

UPVC opaque double glazed entrance door leads into the entrance hallway which is spacious and has a large storage cupboard with light and houses the electric consumer unit, further storage cupboard with shelving, LVT flooring, ceiling light points, wall mounted panelled radiator.

**KITCHEN (8' 8" X 9' 5") OR (2.63M X 2.88M)**

Fitted with an excellent range of base and wall mounted units in an Oak style finish with areas of Granite work surface over. Inset stainless steel one and a half bowl Blanco sink unit with swan neck mixer tap over and engrained drainer adjacent, integrated Bosch Fridge/freezer, integrated full size dishwasher, eye level oven with microwave/combi above and ceramic hob adjacent with filter extractor canopy over, large UPVC double glazed window to front, cupboard housing the Glow Worm Gas Fired boiler, LED ceiling light points and under cupboard lighting, continuation of the LVT flooring.

**LIVING/DINING ROOM (15' 11" X 11' 10") OR (4.84M X 3.61M)**

A fantastically bright room with large UPVC double glazed window facing South and overlooking the communal grounds to the rear, LED ceiling light tracks, wall mounted panelled radiator, power points, television point, Internet connection point, continuation of LVT flooring.

**BEDROOM 1 (11' 11" X 14' 10") OR (3.63M X 4.53M)**

A large main bedroom with fitted wardrobes housing hanging space and shelving, large UPVC double glazed window to the South overlooking the communal grounds to the rear, wall mounted panelled radiator, ceiling light point, power points.

**BEDROOM 2 (12' 8" X 8' 7") OR (3.87M X 2.62M)**

Large UPVC double glazed window overlooking the communal grounds to the front of the property, fitted wardrobe with hanging space and shelving, ceiling light point, wall mounted panelled radiator, power points.

**SHOWER ROOM**

Fitted with a modern three piece suite comprising walk-in shower cubicle with glazed screen, hidden cistern style low level flush WC and large wall hung wash hand basin with vanity unit beneath. Wall mounted LED backlit mirror, shaving point adjacent, Aqua Panel boarding to half height and full height in the shower surround, airing cupboard with space and plumbing for the washing machine with shelving over. UPVC opaque double glazed window to front, ceiling light point, chrome ladder style towel radiator and underfloor heating.

**OUTSIDE**

The property sits amongst park like communal grounds with extensive areas of lawn and pathways interspersed giving access to the car parking bays and properties.

**GARAGE**

Situated in the nearby block and is the first one on the left hand side as you approach.

**COMMUNAL CAR PARKING**

There are a significant number of communal parking bays available for residents and their guests on a first come first serve basis.

**LEASEHOLD & MAINTENANCE FEES**

The property benefits from an extended lease of 125 years from 23 January 2015 leaving around 114 years unexpired. Maintenance and Ground rent are payable with the maintenance charge currently set at £825 bi-annually and the Ground Rent at £250 per annum.

**DIRECTIONAL NOTE**

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Nea Road just before the Golf Course. At the end of the road turn left onto Smugglers Lane North and then first left into Rowan Drive, follow the road around to the right hand side and the property will be found on the left hand side and is numbered.

**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.

**AGENTS NOTE**

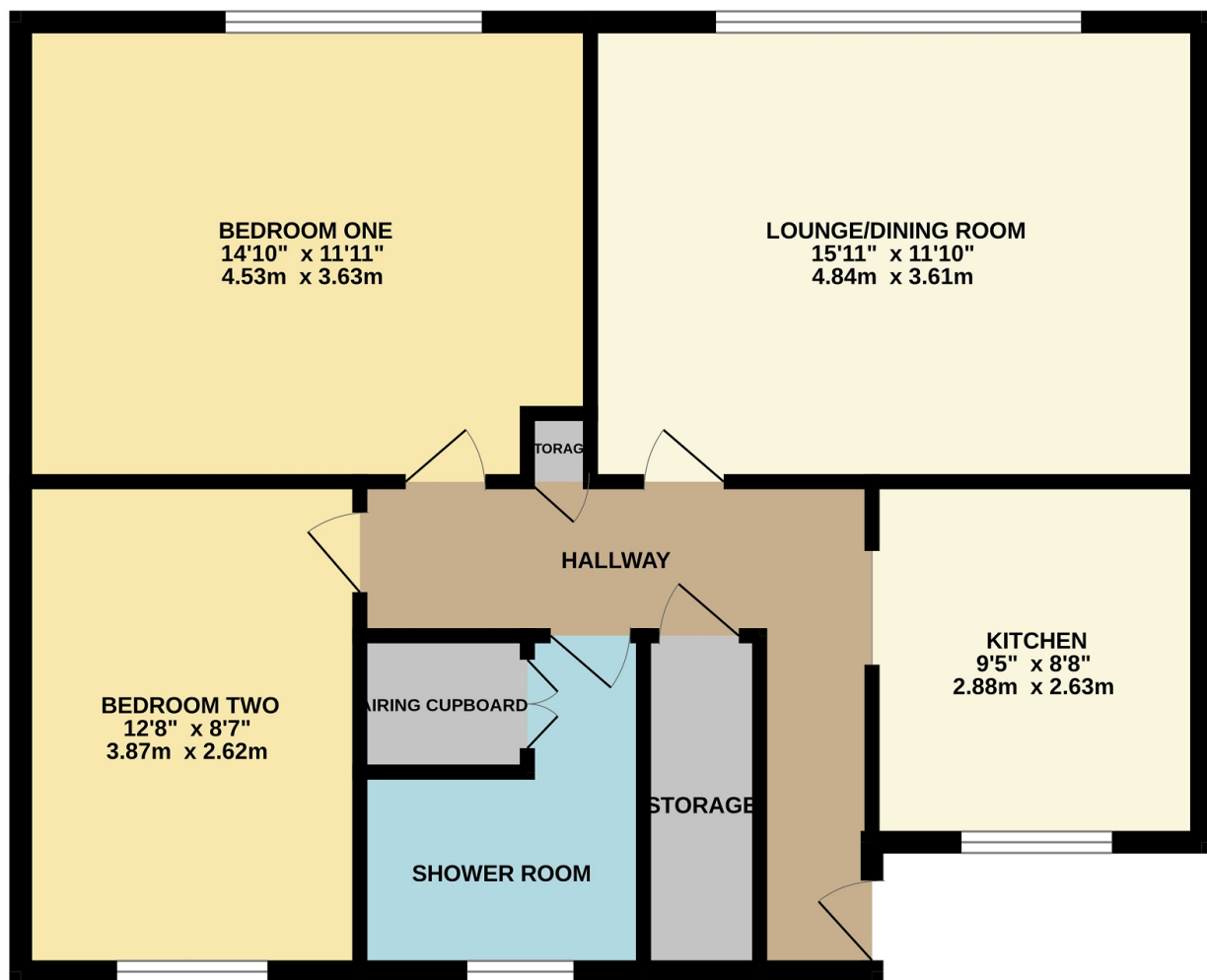
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

**EPC RATING**

The EPC rating for this property is C69



GROUND FLOOR  
728 sq.ft. (67.7 sq.m.) approx.



TOTAL FLOOR AREA : 728 sq.ft. (67.7 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.  
Made with Metropix ©2025

**Ross Nicholas & Company Limited**  
**334 Lymington Road, Highcliffe, Dorset, BH23 5EY**  
**01425 277 777**  
**highcliffe@rossnicholas.co.uk**

Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.