



**Flat 27 High Pines, St. Georges Close, Highcliffe, Dorset. BH23 4LN**

**£230,000**



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





## **Flat 27 High Pines, St. Georges Close, Highcliffe, Dorset. BH23 4LN**

**£230,000**

A delightful, immaculately presented two double bedroom first floor apartment situated in this popular location and within walking distance of the beach at Friars Cliff, Highcliffe Golf Club and the bus stops as well as the local shopping parade at Saulfland. The property has an extended lease with around 132 years remaining, therefore making this an excellent proposition for First Time Buyers or those looking for a holiday home.



## COMMUNAL ENTRANCE

Accessed via communal door from the garage areas and also the main front of the building, stairs rise to the first floor with personal entrance door to the property leading into the:

## ENTRANCE HALL

Good sized hall cupboard with hanging rail and cupboards over, double power point, ceiling light point, door to:



## LIVING/DINING ROOM (24' 1" X 13' 7") OR (7.35M X 4.15M)

Narrowing in part to 2.70m in the Dining end. A lovely and bright room with UPVC double glazed sliding door leading to the balcony, further UPVC double glazed window adjacent overlooking the communal gardens. Two ceiling light points, two wall mounted Rointe electric radiators, double power points, television point, door to:

## KITCHEN (11' 3" X 7' 7") OR (3.43M X 2.31M)

Fitted with an excellent range of white high gloss handle less cupboard and drawer units with areas of laminate square edged work surface over. Inset one and a quarter bowl ceramic sink unit with drainer adjacent and mixer tap over, inset four ring Bosch ceramic hob with filter extractor canopy over and eye level double oven adjacent, integrated under counter fridge and freezer, integrated slimline dishwasher, space and plumbing for washing machine, ceiling light point, part tiled walls and tiled splash back, cupboard housing electric consumer unit and stop cock for water.

## BEDROOM 1 (14' 10" X 10' 5") OR (4.52M X 3.17M)

Large UPVC double glazed window to the side aspect, built-in double wardrobe with hanging space and shelving, television point, ceiling light point, double power points, wall mounted Rointe electric radiator.



## INNER HALLWAY

Accessed from the Living Room and having ceiling light point and giving access to the remaining rooms.

## BEDROOM 2 (13' 2" X 10' 6") OR (4.01M X 3.21M)

Narrowing in part to 2.84m. Built-in double wardrobe with hanging space and shelving, large UPVC double glazed window to side aspect, wall mounted Rointe electric radiator, ceiling light point, power points.



## BATHROOM

Fitted with a three piece suite comprising panel enclosed bath with Mira Sport shower unit over and curtain rail surrounding, hidden cistern style low level flush WC, pedestal wash hand basin, airing cupboard housing hot water cylinder and slatted shelving. Fully tiled walls, vinyl flooring, opaque double glazed window to side aspect. White ladder style towel radiator.

## CLOAKROOM

A second cloakroom with low level flush WC and wall hung wash hand basin, tiled walls and vinyl flooring, ceiling light point, UPVC opaque double glazed window to side aspect.

## COMMUNAL GARDENS

The property sits amongst well tended communal gardens with areas of paved pathways leading to garages, the main pavement and adjoining blocks with good sized areas of lawn and interspersed with large areas of mature planting. Ample resident and visitor parking situated on site.



## GARAGE & PARKING (17' 5" X 8' 2") OR (5.32M X 2.49M)

The garage is situated in the block to the rear of the building with an up and over door. Surrounding this area is lots of on and off road parking for residents and their visitors.

## LEASEHOLD & MAINTENANCE FEES

The property benefits from an extended lease with around 132 years remaining. An annual maintenance charge of around £2000 is payable.



## DIRECTIONAL NOTE

From our Office in Highcliffe proceed in a Westerly direction along Lymington Road and St George's Close will be found on the right just after the Highcliffe Golf Club. High Pines will be found on the left hand side and the block 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.

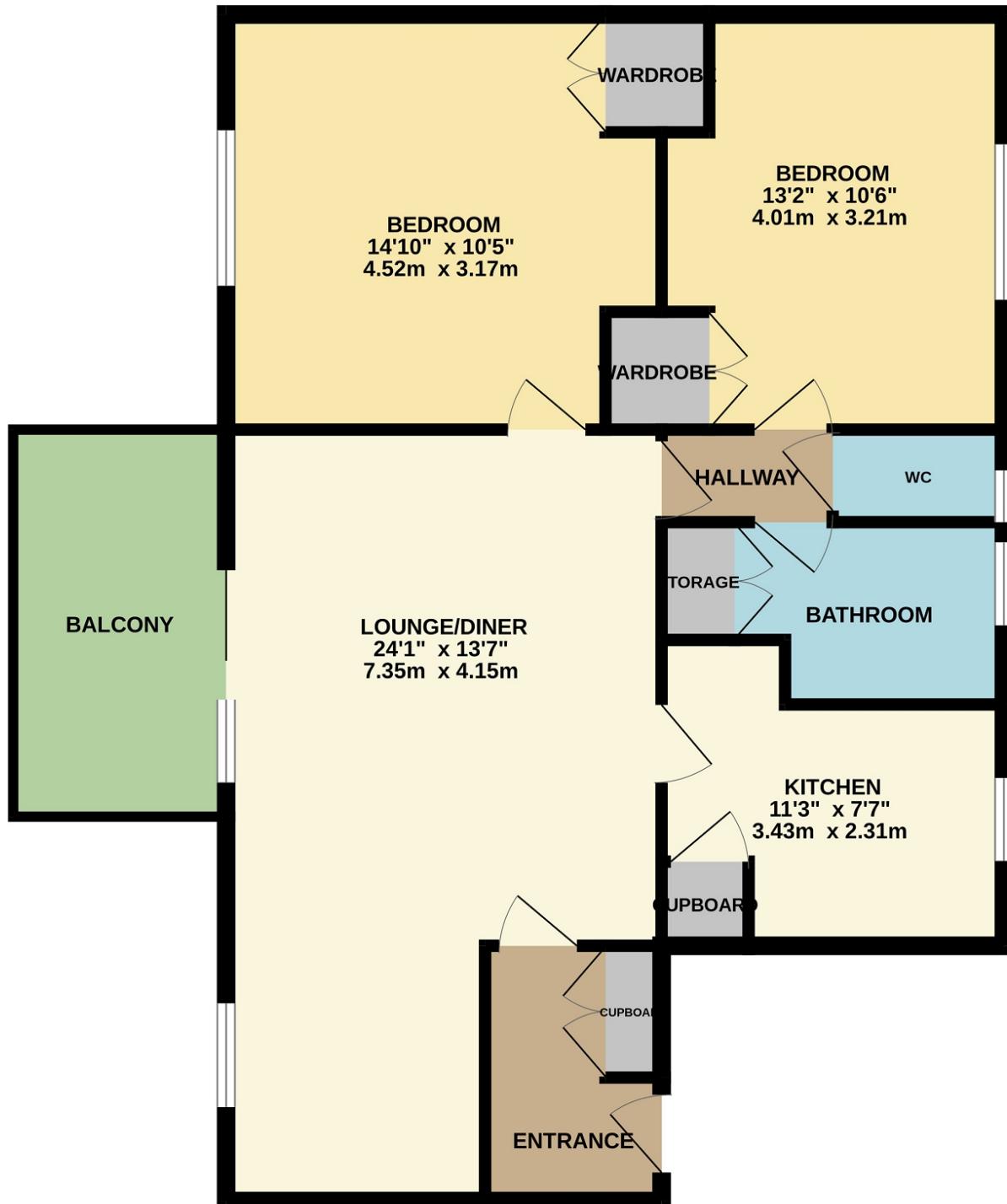
## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 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 TBC

FIRST FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



TOTAL FLOOR AREA : 839 sq.ft. (77.9 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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