16 Postmasters Court Lymington Road, Highcliffe. BH23 5FQ

£315,000

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

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A beautifully presented two double bedroom house situated in this quiet position just off the High Street within walking distance of the local St Mark's Primary School, the beaches and cliff tops. The property further benefits from a well maintained courtyard style rear garden with a perfectly positioned decked sun terrace to enjoy the afternoon and evening sun. An allocated parking space is situated just outside the front of the property making this a great lock up and leave or permanent home in a well sought after location with most amenities almost right on the doorstep.

CANOPIED ENTRANCE PORCH

Inset Soffits spotlight, composite entrance door with opaque double glazed insert leads into the:

ENTRANCE HALL

Laminate flooring, space for occasional furniture, inset LED ceiling spotlights, door to:

GROUND FLOOR WC

Fitted with a modern White suite comprising hidden cistern style low level flush WC with mosaic tiled surface over and wall mounted wash hand basin with vanity unit beneath. Opaque double glazed window to front, inset LED ceiling spotlights, ceiling extractor fan, wall mounted chrome ladder style towel radiator.

KITCHEN (10' 11" X 5' 10") OR (3.34M X 1.79M)

Fitted with a good range of base and wall mounted units with areas of laminate roll top limed wood style work surface over. Integrated fridge/freezer and slimline dishwasher, inset four burner NEFF gas hob with NEFF electric fan assisted oven beneath and filter extractor canopy over. Inset one and a half bowl stainless steel sink unit with swan neck mixer tap over and drainer adjacent. UPVC double glazed window to front, inset ceiling spotlights and under cupboard lighting. Opening back through to the:

OPEN PLAN LIVING AREA (20' 8" X 13' 4") OR (6.29M X 4.07M)

Narrowing in part to 2.99m. Centrally positioned dining area with attractive pendant light over. Double doors house a large under stairs utility cupboard with space and plumbing for a washing machine as well as the electric consumer unit and meter with further storage adjacent. Widening at the end of the room to the Living area there is a lovely outlook over the courtyard rear garden via a set of UPVC double glazed sliding doors with windows adjacent to either side with fan lights. Provision for wall hung television, numerous inset ceiling spotlights and wall mounted double panelled radiator.

FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

FIRST FLOOR LANDING

Access to the roof space via hatch with pull down ladder also housing the Gas fired boiler. Wall mounted panelled radiator, inset ceiling spotlights, door to all first floor rooms.

BEDROOM 1 (13' 4" X 10' 8") OR (4.07M X 3.24M)

Situated to the rear of the property with a lovely outlook over the rear garden, ample space for fitted or freestanding bedroom furniture, inset ceiling spotlights, double power points, wall mounted panelled radiator.

BEDROOM 2 (13' 5" X 10' 2") OR (4.10M X 3.10M)

Built in wardrobe/storage cupboard with further space for fitted or freestanding bedroom furniture, inset ceiling spotlights, large UPVC double glazed window to front, wall mounted panelled radiator, double power points.

BATHROOM

Situated in the centre of the property and benefitting from a white suite comprising panel enclosed bath with wall mounted hand shower attachment over, tiled surround, wall hung wash hand basin with vanity unit beneath and hidden cistern style low level flush WC with mosaic tiled sill over. LED backlit mirror, inset ceiling spotlights and chrome ladder style towel radiator.

OUTSIDE

The rear garden is a fantastic feature of the property with timber decked steps leading down from the living and dining room onto an area of paved garden with a timber decked sun terrace to the rear, perfectly position to catch the afternoon and evening sunshine. There is then a raised, well stocked, sleeper border to the side with a pedestrian access gate to the rear along with space for a storage shed. Additionally there are also outside electric points as well as an outside tap.

THE APPROACH

To the front of the property there is an allocated block paved parking space as well as some communal areas with attractive and well maintained planted borders.

LEASEHOLD & MAINTENANCE FEES

The property is held on the remainder of a 999 years lease with approximately 992 years unexpired. There is an Annual Service Charge which is paid bi-annually and is currently £349.20 each six months.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road for around 100 yards. Postmasters Court will be found on the right hand side and the property situated to the rear and numbered.

PLEASE NOTE

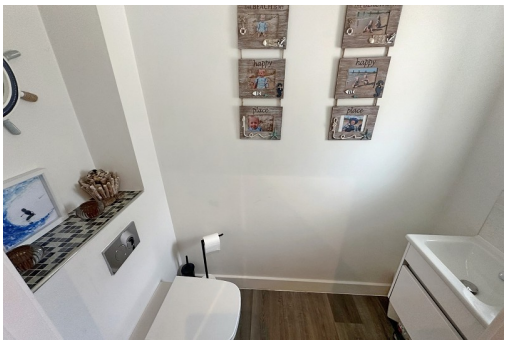
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

BUYERS NOTE

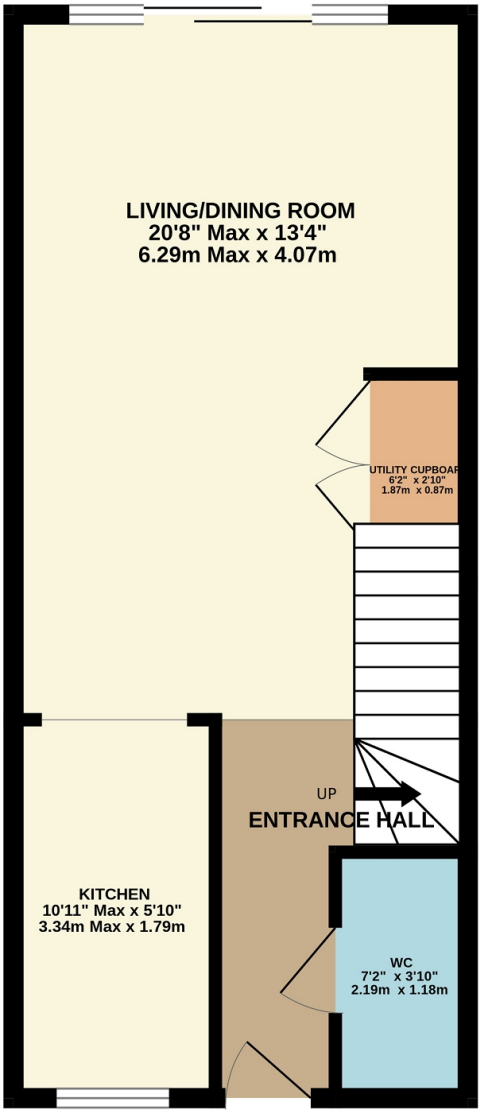
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

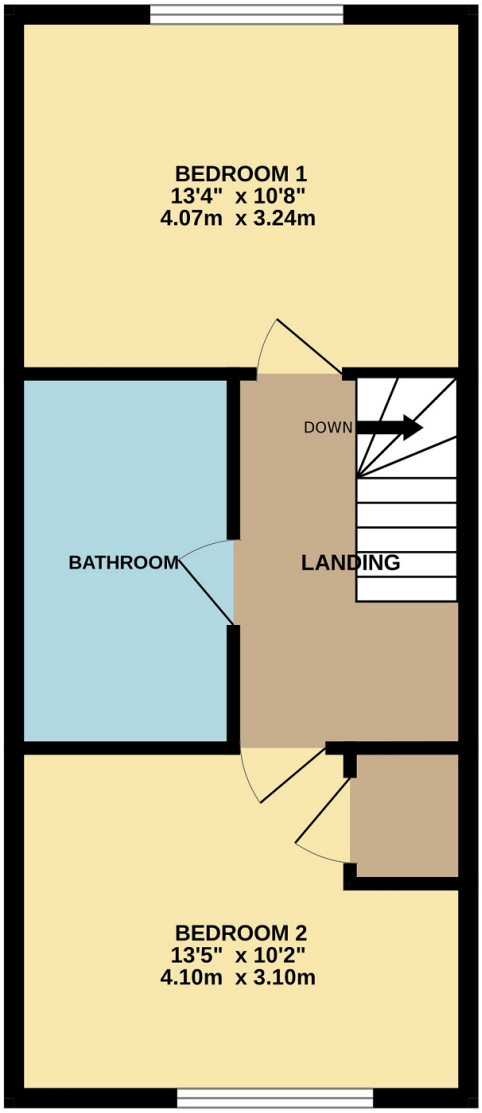
The EPC rating for this property is B84



GROUND FLOOR



1ST FLOOR



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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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.