



**HUNTERS**<sup>®</sup>  
HERE TO GET *you* THERE

Seward Court, Highcliffe | Asking Price £175,000  
Call us today on 01425 272163



### Thinking of Selling?

If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

**A superb extremely spacious west facing ground floor 1 bedroom retirement apartment, reputed to have been the original Show Apartment, which enjoys direct access onto the large communal south west facing terrace fronting Lymington Road with its wooden bench seating and mature planting within flower beds and borders. A most attractive outlook and amenity for the larger than average apartment to enjoy. Seward Court is a much sought after retirement development built by McCarthy & Stone in 2006, enviably located at the very heart of Highcliffe Village with all the high street shops literally on the doorstep and the beaches and cliff tops only a short walk away. Amenities of the block include a large communal lounge where regular resident activities take place, a large laundry room housing numerous washing and drying machines, there is a duty house manager with ground floor office and outside is a private residents car park. There is a pull cord security care line installed in each room including the entrance hall, kitchen and shower room. Lease approximately 108 years remaining on the original Lease, Ground Rent £395pa and Service Charge currently £1,700 for the current half year (To be confirmed). An early inspection is highly recommended for this very desirable ground floor apartment. All appointment's through the Vendors sole agents, Hunters of Highcliffe. The property is being offered with Vacant possession, as the current vendor has vacated.**

#### **ENTRANCE HALL**

**Spacious and 'L' shaped with entry security phone and 2 large walk in storage cupboards**

#### **LOUNGE**

**17'0" x 16'11"**

**A superb extremely spacious 'L' shaped room, west facing and with french doors leading directly onto a large paved communal sun terrace well planted with flower beds and borders and wooden seating**

#### **KITCHEN**

**9'0" x 5'8"**

**West facing and very well fitted with built in appliances and a good range of eye level cupboards and low level drawer and cupboard units with extensive worktops and a stainless steel sink and drainer over**

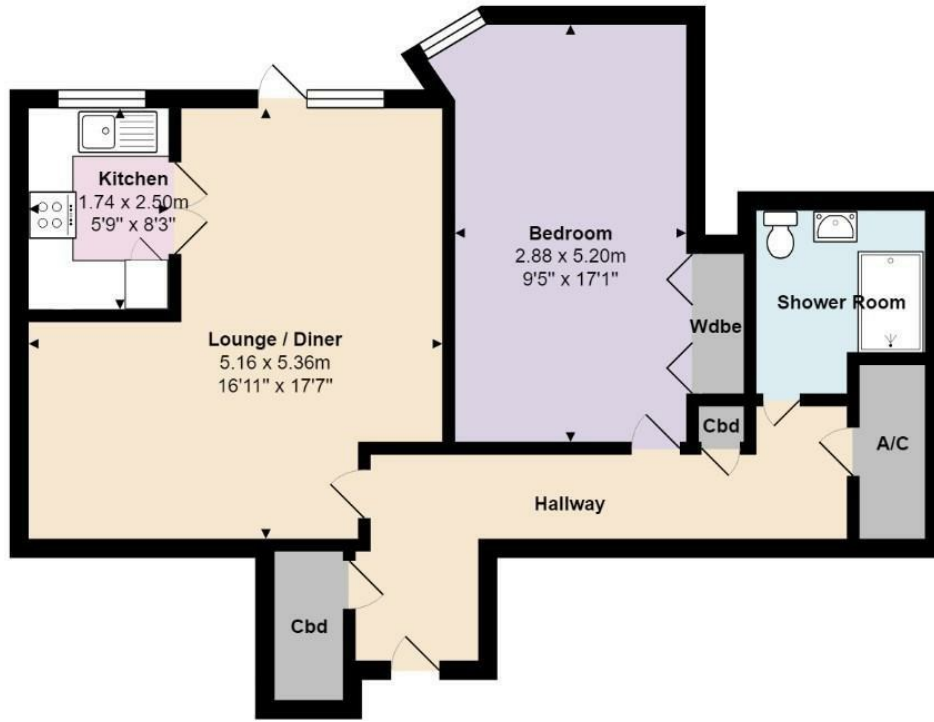
#### **BEDROOM**

**17'0" x 9'4"**

**A spacious double room with a west facing aspect and built in double width mirror door wardrobes**

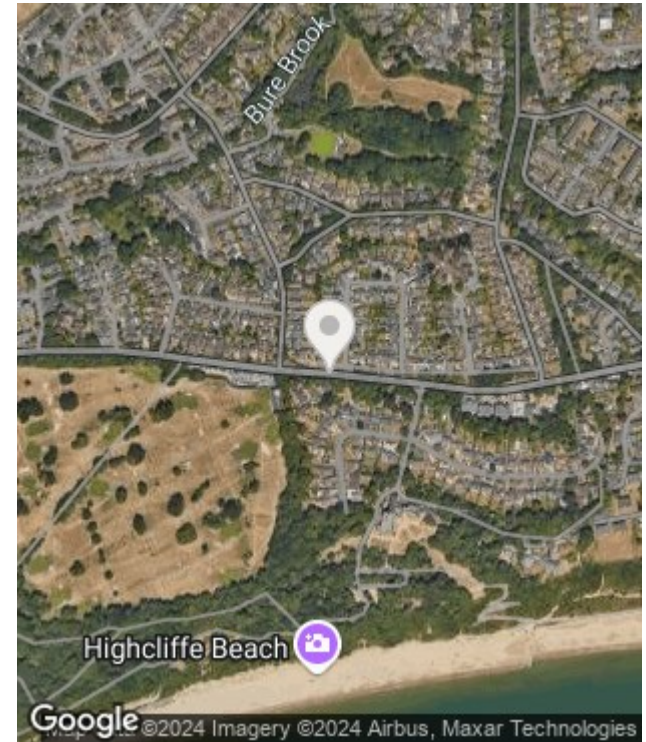
#### **SHOWER ROOM**

**Very spacious and well fitted with tiled walls, large walk in shower cubicle and white suite of wash basin and low flush wc**



Total Area: 63.0 m<sup>2</sup> ... 678 ft<sup>2</sup>

All measurements are approximate and for display purposes only



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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