



**9 Castle Lodge Lymington Road, Highcliffe, Dorset. BH23 4JS**

**£475,000**



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





## 9 Castle Lodge Lymington Road, Highcliffe, Dorset. BH23 4JS

### £475,000

Benefitting from a lift straight up into the property we are delighted to offer The Penthouse at Castle Lodge. Offering three good sized bedrooms with the principal bedroom having a luxury en-suite shower room and a spacious dual aspect Open Plan Kitchen/Living/Dining Room with Juliet Balcony to the front and a Utility Room just off the Kitchen, this is an exciting, if not unique prospect within the Highcliffe conurbation. Under construction with completion due at the end of August 2024, now is the time to view this property and make your reservation for this outstanding home.



## COMMUNAL ENTRANCE

Accessed via a secure entry phone system with stairs and lift straight up into the apartment.

## ENTRANCE HALL

Cloaks cupboard, skylight in hallway flooding the room with natural light.

## OPEN PLAN KITCHEN/ LIVING/DINING ROOM

A mesmerising room of excellent proportions benefitting a designated Kitchen area recessed into the side elevation with window. The Kitchen is being designed at present and further information is available on this by request. The Living space is tremendous, spacious with good head height and a Juliet balcony to the front aspect with access for eaves storage to one side.

## BEDROOM 1

Situated to the front of the property with window overlooking the front aspect. Ample space for fitted or free standing bedroom furniture. Door to:

## EN SUITE SHOWER ROOM

Walk-in shower cubicle, low level flush WC and wall hung wash hand basin with vanity unit beneath and LED backlit mirror over.

## BEDROOM 2

Situated to the side of the property with window to the side aspect, ample space for fitted or freestanding bedroom furniture. Flooring and lighting to be confirmed.

## BEDROOM 3

Situated to the front of the property with window facing to the front aspect this makes a superb home office or third bedroom, ample space for fitted or freestanding bedroom furniture, inset LED ceiling spotlights.

## BATHROOM

Designed and fitted by the Big Bath Company with a high quality suite comprising bath with mixer tap, wall hung wash hand basin and vanity unit and low level flush WC. Rooflight floods the room with light and this aided by LED spotlights and an LED backlit mirror. Tiling to be supplied by PietraCasa and flooring to be confirmed.

## OUTSIDE

The Gardens of Castle Lodge are going to be expertly Landscaped by Heather Stevens Garden Design, partially laid to lawn with pathways intertwining between the communal bike store and some further outside seating areas. the majority of the gardens face South and will enjoy a high degree of privacy and seclusion.

## LEASEHOLD & MAINTENANCE FEES

The development will benefit from new 125 year leases with a Peppercorn Ground Rent. Maintenance charges are expected to be in the region of £1650 per annum but we await confirmation of an initial service charge schedule.

## COMMUNAL CAR PARKING

The development will benefit from 11 spaces in total with 9 assigned to residents and 2 for visitors. Communal electric car chargers will be positioned amongst the development.

## ABOUT THE DEVELOPMENT

Designed by Aspire Architects of Christchurch the development fuses modern construction methods with a traditional exterior with some units benefitting from balconies and terraces that overlook either the communal grounds to the rear or the parking areas to the front. Constructed with the highest quality finish and using bespoke finishes from independent contractors for the Kitchens and Bathrooms the development is the epitome of luxury living whilst being situated an easy stroll from both the High Street facilities and the beaches and cliff top walks.

## DIRECTIONAL NOTE

From our office in Highcliffe bear West on Lymington Road and just past the entrance to Castle Avenue you will see the hoardings for Castle Lodge on the left hand side and the development signified.

## 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.

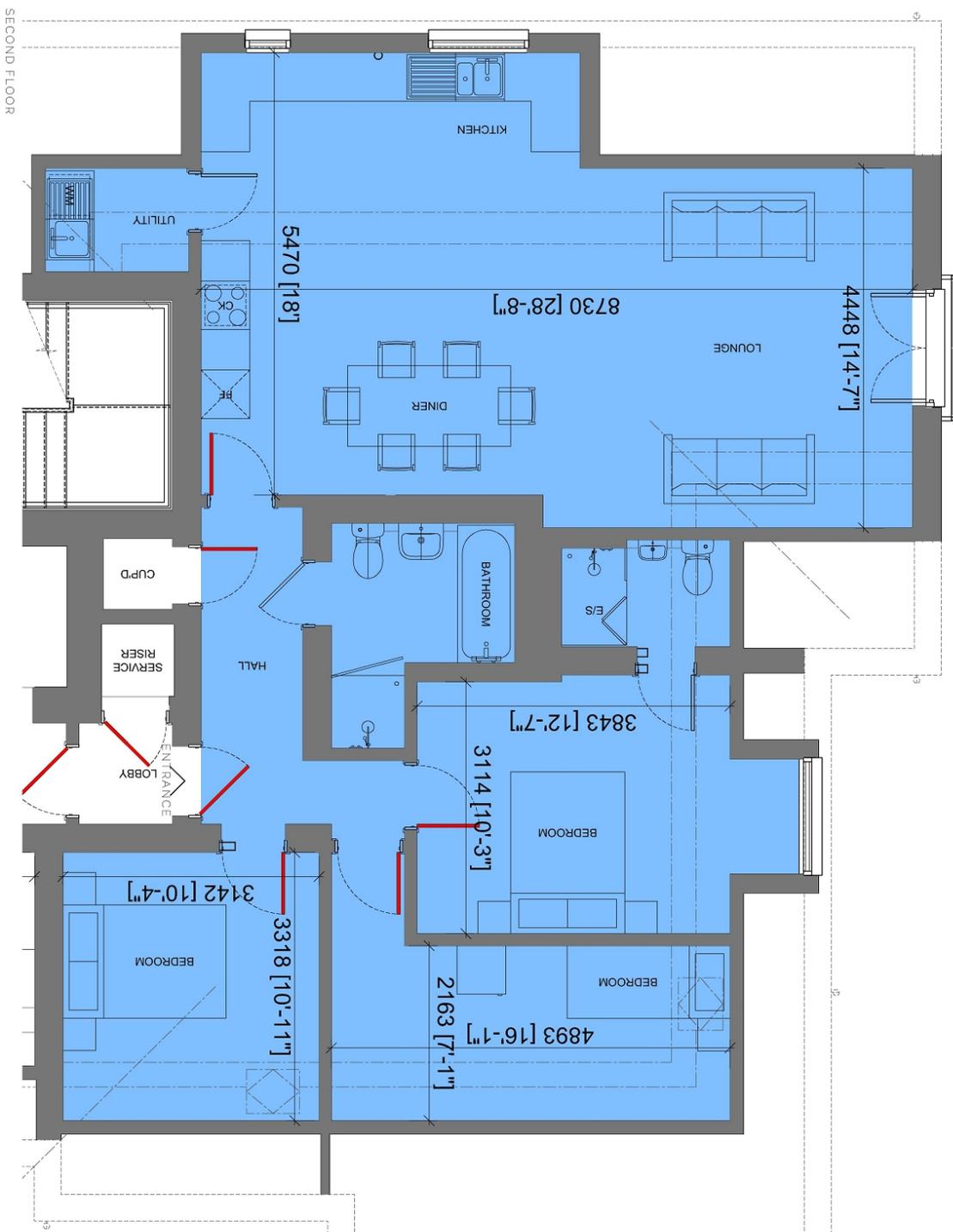
## TENURE

The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is TBC





PLOT 9 - 103.39m<sup>2</sup>



Aspire Architects  
 334 LYMCINGTON ROAD, HIGHCLIFFE, DORSET, BH23 5EY  
 01425 277 777  
 info@rossnicholas.co.uk  
 rossnicholas@rossnicholas.co.uk  
 © Ross Nicholas Ltd



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