



**2 Kingsbere Gardens Haslemere Avenue, Highcliffe, Dorset. BH23 5BQ**

**Offers In Excess Of £285,000**



**Ross Nicholas & Company Limited**  
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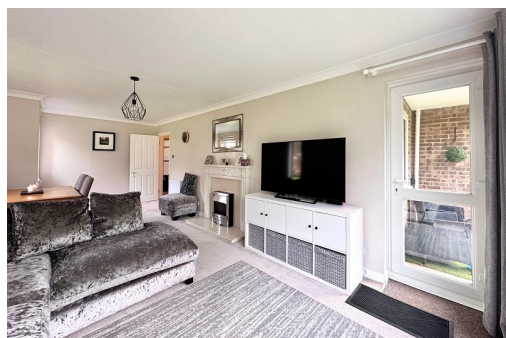




## **2 Kingsbere Gardens Haslemere Avenue, Highcliffe, Dorset. BH23 5BQ**

**Offers In Excess Of £285,000**

A superbly presented GROUND FLOOR two double bedroom apartment set amongst beautifully tended gardens and within walking distance of the local School, High Street and Beaches. The property further benefits from a Share of Freehold tenure, a covered terrace facing West and a garage in the nearby block. This is a "must see" property to fully appreciate the quality and flexibility of the accommodation on offer.



## COMMUNAL ENTRANCE

Beautifully refurbished in recent times with new flooring and modern, bright decoration and accessed via a UPVC double glazed entrance door with secure entry phone system.

## ENTRANCE HALL

A bright and spacious reception area with a good sized storage cupboard also housing the electric consumer unit and meter. Further storage/airing cupboard with hot water cylinder and slatted linen shelving. Ceiling light point, power points.

## CLOAKROOM

Fitted with a modern white suite comprising hidden cistern style low level flush WC and inset wash hand basin with vanity unit, part tiled walls and tiled splash back, tiled flooring. Ceiling light point.

## LIVING/DINING ROOM (23' 7" X 11' 11") OR (7.18M X 3.62M)

narrowing in part to 2.51m. A great sized room filled with light being triple aspect with large UPVC double glazed window to the side aspect, two UPVC double glazed windows to the rear and a UPVC double glazed patio door leading onto the private terrace. Focal point electric flame effect fireplace set into a faux granite surround with matching hearth and pre-cast mantel over. Ceiling light points, wall mounted digital thermostat electric radiators, numerous power points, television point.

## PRIVATE TERRACE

Partially covered and laid to paving with ample space for seating and overlooking the Communal grounds to an approximate Westerly aspect.

## KITCHEN (11' 6" X 7' 6") OR (3.51M X 2.29M)

Fitted with a gorgeous two-tone range of units with navy blue on the base units and matt white on the eye level units with areas of laminate wood effect work surface over. Inset composite sink unit with drainer adjacent and mixer tap over. Inset four ring electric induction hob with waist high electric fan assisted oven adjacent, space for fridge/freezer and space and plumbing for washing machine and dishwasher. UPVC double glazed window to rear aspect overlooking the communal grounds, ceiling light point and under cupboard lighting.

## BEDROOM 1 (19' 3" X 10' 10") OR (5.86M X 3.31M)

A lovely principal bedroom which has been cleverly reconfigured to create a Nursery area using temporary fixings which demonstrates the size of the room can easily accommodate a home office/study area if desired. Providing a superb outlook over the side of the gardens via a large UPVC double glazed window and with ample space for fitted or freestanding bedroom furniture. Wall mounted digital thermostat electric radiator.

## BEDROOM 2 (15' 3" X 8' 11") OR (4.66M X 2.71M)

UPVC double glazed window to side aspect, built-in double wardrobe with hanging space and cupboards over. Wall mounted Digital thermostat electric radiator, ceiling light point, power points.

## BATHROOM

Fully refitted with a contemporary suite comprising panel enclosed bath with corner mounted waterfall tap, independent shower fittings over with rainforest shower head and personal hand shower attachment, glazed screen adjacent, hidden cistern style low level flush WC, large inset wash hand basin with waterfall tap, fully tiled walls and floor. Power supply for LED backlit mirror already installed.

## OUTSIDE

The block is set in superbly maintained communal grounds laid mainly to lawn and interspersed with mature shrubs, bushes and plants. To the side of the block there is then access to the:

## GARAGE IN BLOCK

## LEASEHOLD & MAINTENANCE FEES

We believe the property enjoys the benefit of a long lease and a share in the freehold. Current maintenance charges are around £2100 per annum.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Easterly direction taking the left hand turn at the traffic lights into Gordon Road. Follow this until the end and turn left again on Chewton Common Road and left again at the end onto Braemar Drive. Take the first left into Greenways and again into Haslemere Avenue where Kingsbere Gardens will be found on the left hand side and the property 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 £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.

## TENURE

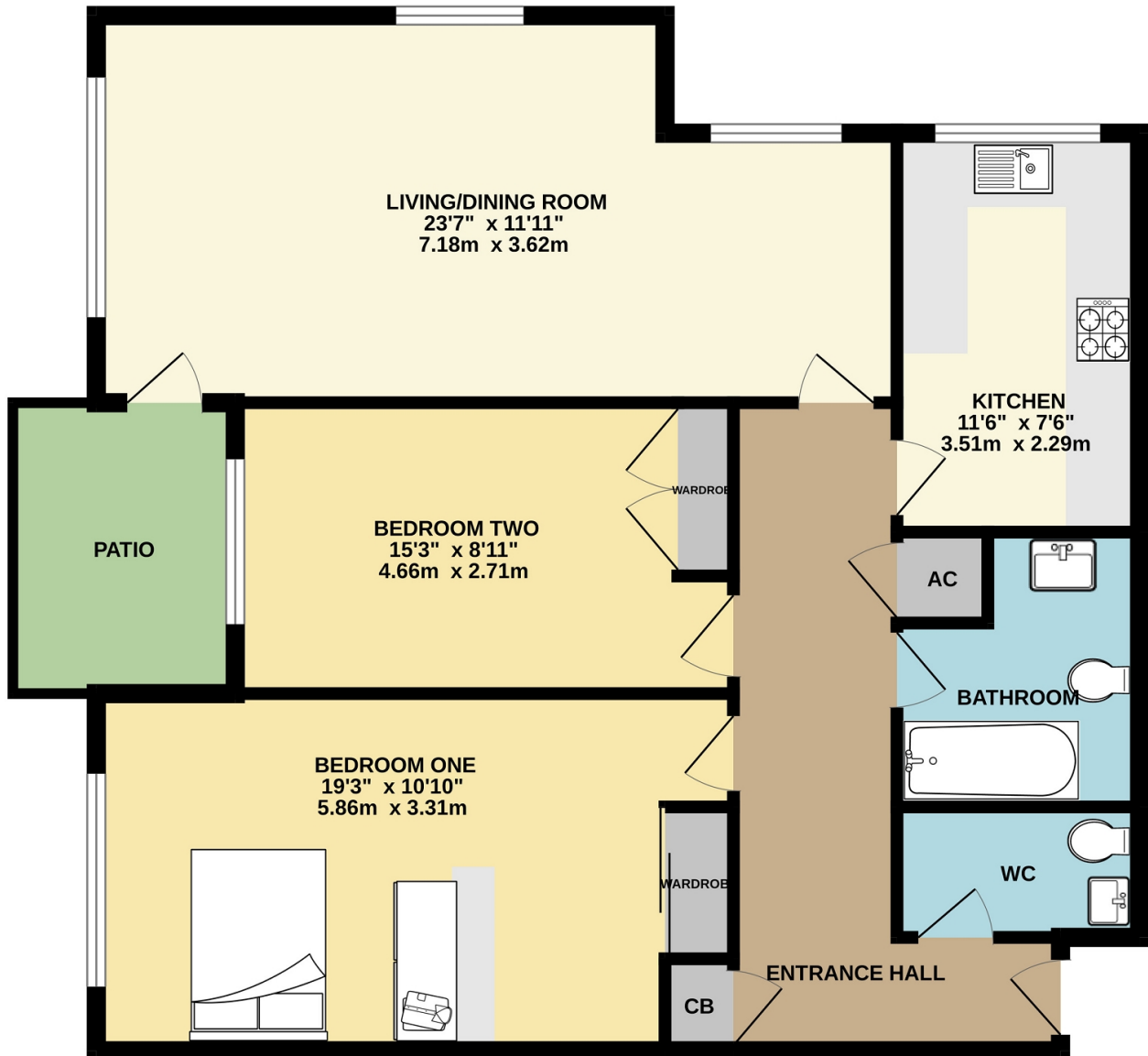
The resale tenure for this property is Share of Freehold

## EPC RATING

The EPC rating for this property is E49



GROUND FLOOR  
918 sq.ft. (85.3 sq.m.) approx.



TOTAL FLOOR AREA : 918 sq.ft. (85.3 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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