



**16 The Farthings 1 Wortley Road, Highcliffe, Dorset. BH23 5DR**

**£250,000**



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





## 16 The Farthings 1 Wortley Road, Highcliffe, Dorset. BH23 5DR

**£250,000**

Discover the epitome of elegant retirement living in this luxurious, newly renovated apartment, ideally situated in the heart of Highcliffe.

Designed exclusively for those embracing their golden years, this impressive residence offers expansive accommodation of approximately 1000 sq ft, providing ample space to live, relax, and entertain. Step into the heart of the home, a substantial living and dining room, stretching over 400 sq ft of sophisticated space, with ample room for both comfortable seating and a formal dining area. The kitchen is a modern marvel, featuring high gloss handle less cabinetry and large work top areas, perfect for crafting culinary delights. Two large double bedrooms offer tranquil retreats with generous proportions, ensuring a restful night's sleep. The standout feature is the stunning refitted shower room, complete with a luxurious walk-in shower, designed with ease and comfort in mind.



## COMMUNAL ENTRANCE

Accessed via a secure entry phone system with stairs and lift then rising to the first floor where the property will be found.

## ENTRANCE HALL

Good sized cloaks cupboard, large airing cupboard housing the Megaflor hot water system with some shelving above and opposite. Two ceiling light points, tiled floor, wall mounted electric night storage heater.

## LIVING/DINING ROOM (23' 1" X 18' 7") OR (7.04M X 5.66M)

A fantastic reception room of generous proportions with a UPVC double glazed window to the rear aspect. Focal point electric flame effect fire place set into a white marble style surround with matching hearth and pre-cast mantel over. Two ceiling light points, numerous power points, provision for wall hung television, two wall mounted electric night storage heaters. Multi-paned door leads into the:



## KITCHEN (11' 11" X 7' 11") OR (3.64M X 2.42M)

Refitted in a modern style with an excellent range of two tone Grey and White high gloss handle less units with areas of slate effect square edged work top over. Space for all utilities including hob and oven, tall standing fridge/freezer, slimline dishwasher and washing machine. Concealed filter extractor over recess for hob and oven. Inset composite sink unit with drainer adjacent and mixer tap over. Fully tiled walls and floor. Ceiling light point. UPVC double glazed window to rear.



## BEDROOM 1 (16' 2" X 11' 0") OR (4.94M X 3.36M)

A superb bedroom with UPVC double glazed window to rear, built-in mirror fronted sliding door wardrobes with hanging space and shelving. Provision for wall hung television, wall mounted electric night storage heater, wall light points.

## BEDROOM 2 (15' 0" X 10' 7") OR (4.56M X 3.22M)

UPVC double glazed window to rear, two wall light points, built-in wardrobe with mirror fronted sliding doors housing hanging space and shelving, provision for wall hung television, wall mounted electric night storage heater.



## SHOWER ROOM

Fitted with a contemporary suite comprising walk-in shower cubicle with rainforest shower head and personal hand shower attachment, inset wash hand basin with vanity unit beneath and low level flush WC. Fully tiled walls and floor, chrome ladder style towel radiator, ceiling light point.

## OUTSIDE

The communal grounds are a delightful feature offering an area of lawn with some seating areas adjacent and a communal laundry drying line. Extending to the rear of the gardens is the refuse store and car park for both the residents and visitors.

## COMMUNAL CAR PARKING

Offering ample parking for residents and their visitors.

## COMMUNAL FACILITIES

At ground floor level is a communal residents lounge together with a kitchen facility and toilet. The lounge extends onto a paved patio area, available for the use of the residents and their guests.



## LEASEHOLD & MAINTENANCE FEES

The property benefits from the remainder of a 125 years lease from 1991 leaving just over 91 years unexpired. Current Ground Rent and Maintenance charges for the development are coming in at around £2586 per annum combined.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed East along Lymington Road and turn right at the traffic lights onto Waterford Road. Shortly after turn right into Wortley Road where The Farthings will be found standing proudly on the corner.

## 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

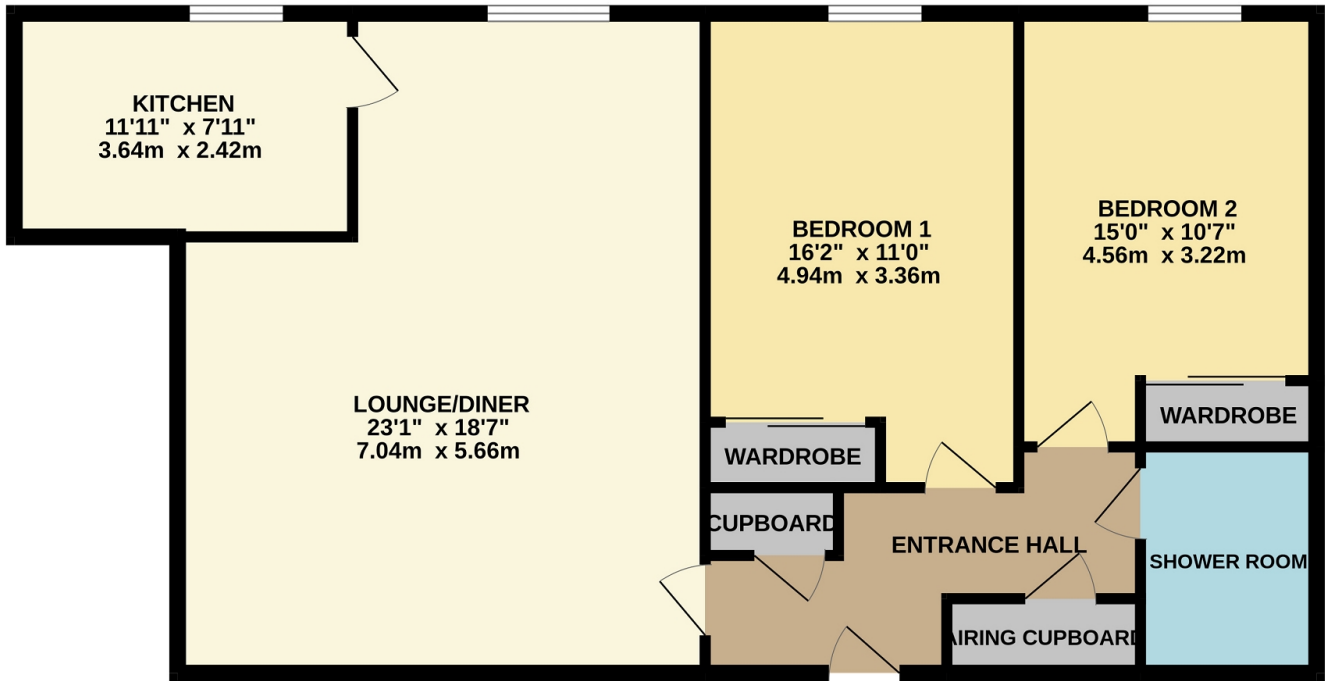
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is



GROUND FLOOR  
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA: 983 sq.ft. (91.3 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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