



Little Meggs Cottage Chewton Common Road, Highcliffe, Dorset. BH23 5LX

£1,050 per calendar month



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

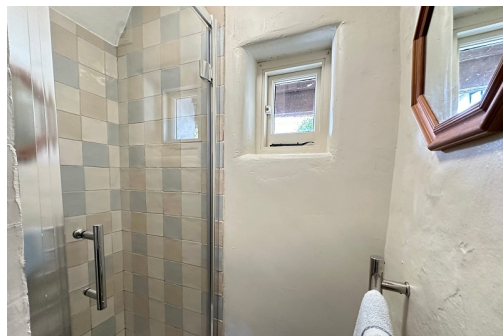




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An outstanding FULLY FURNISHED WINTER LET set in the charming Grade II Little Meggs Cottage just off Chewton Common Road within walking distance of the High Street and beaches. The property is available from mid/end of October for six months only and will benefit from its own garden and parking space.



RECESSED ENTRANCE PORCH

Tiled step, post box adjacent, timber door with opaque glazed insert leads into the:

LIVING/DINING ROOM

A lovely and cosy reception room with glazed windows to the front and side aspects, focal point brick fireplace, wall light points, beautifully maintained feature beams, two electric night storage heaters, step to:

KITCHEN

Stunning ceramic butler style sink unit with timber engrained drainer adjacent, wall mounted hot water heater, cold tap adjacent. Freestanding Electric hob and oven, under counter fridge, microwave. Ceiling light point window to side, door to:

SHOWER ROOM

Enclosed shower cubicle with Triton fittings and glazed door. Wall mounted chrome ladder style towel radiator, window to side aspect, ceiling light point.

FROM THE LIVING ROOM, STAIRS RISE TO THE:

BEDROOM

A stunning room with beautiful box window seat with cushions and window overlooking the grounds to the front, built-in storage cupboard and wardrobe with hanging rail, ceiling light point, wall mounted electric night storage heater, door to:

EN-SUITE CLOAKROOM

Fitted with a low level flush WC and pedestal wash hand basin, ceiling light point, extractor fan.

OUTSIDE

The property will benefit from a lawned area of garden situated to the front of the property. The Landlord will continue with the upkeep of the garden as part of the tenancy.

ALLOCATED PARKING SPACE

Situated on the gravel apron at the front of the property and properly signified.

DIRECTIONAL NOTE

From our office in Highcliffe proceed East along the High street taking the left hand turn into Gordon Road at the main traffic lights. Proceed to the end where it becomes Chewton Common Road and turn right where Little Meggs Cottage will be found shortly after on the left hand side.

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.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

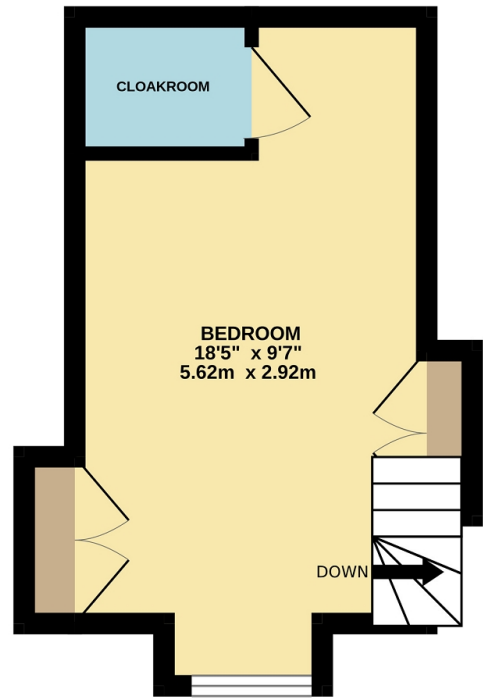
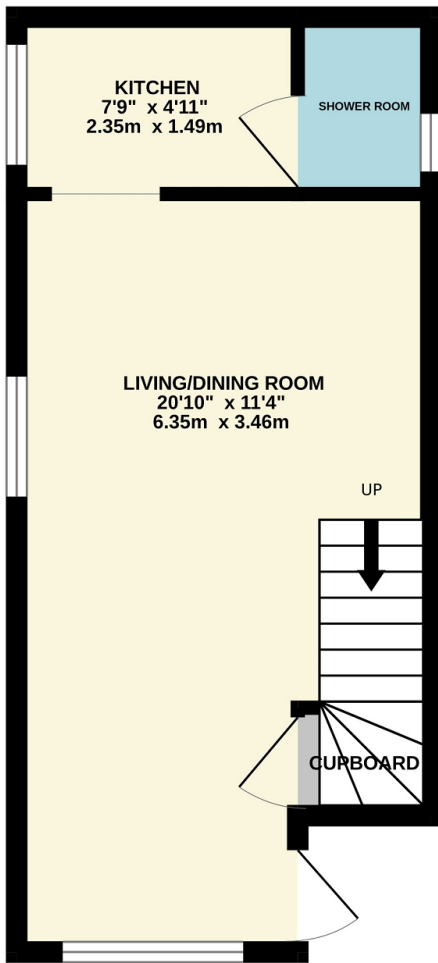
EPC RATING

The EPC rating for this property is exempt



GROUND FLOOR
277 sq.ft. (25.7 sq.m.) approx.

1ST FLOOR
179 sq.ft. (16.7 sq.m.) approx.



TOTAL FLOOR AREA: 456 sq.ft. (42.4 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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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.