



**5 Peel House Lymington Road, Highcliffe, Dorset. BH23 5EN**

**£925 Monthly**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





## **5 Peel House Lymington Road, Highcliffe, Dorset. BH23 5EN**

### **£925 Monthly**

3D ONLINE TOUR Available - This superb top floor flat TO LET and offers spacious living, within close proximity to all the local amenities and beautiful coast line. Built in 2015 Peel house is a attractive block with just 6 flats all finished to a high specification. Available in November 2022



## MAIN FRONT ENTRANCE DOOR

Spy hole, letter box and Yale lock provides access to:

## ENTRANCE HALL

6.96m x 1.34m

Two ceiling light points, access to loft via roof hatch, Glow Worm central heating remote. Wood veneer doors, radiator, Hall cupboard with fitted slatted shelving, access to safety trip consumer unit and electric meter, smoke detector and double opening glazed doors provide access to:

## SITTING/DINING ROOM

4.58m x 4.01m

Two sets of UPVC double glazed windows overlooking front aspect with views towards Lymington Road with fitted blinds, radiator between, stainless steel switches and sockets, satellite connection point, TV aerial point, telephone point, additional radiator with independent thermostat.

## KITCHEN

3.30m x 2.16m

Velux window with fitted blind flooding the room with natural light. Ceiling spotlights, smooth finished ceiling, heat detector, comprehensive range of eye level and floor mounted kitchen units in an ivory colour scheme. Laminated roll top work surfaces with matching upstands. One and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Stainless steel switches and sockets. Integrated fridge and freezer. Integrated 1200 rpm washing machine. Integrated slimline dishwasher, integrated four ring gas hob with glazed splash back above. Extractor fan with light with single fan assisted oven and grill beneath. Double panelled radiator with independent thermostat, fully tiled floor.

## BEDROOM ONE

3.59m x 2.83m

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect, radiator with independent thermostat, TV aerial point, satellite connection point, telephone point, power points, door provides access to wardrobe with hanging rail and shelf with mirror attached to door. Door provides access to:

## EN-SUITE SHOWER ROOM

2.50m x 1.29m

Quality fitted suite finished to an excellent standard. Fully tiled walls and flooring. Heated towel rail, Rocca suite comprising low level WC with push button flush, wash hand basin with monobloc mixer tap with pop-up waste, mirror above with shaver socket and strip light. Bi-fold door provides access to shower cubicle with shower mixer and adjustable shower attachment and overhead rainwater shower. Ceiling light point.

## BEDROOM TWO

3.04m x 3.77m

Smooth finished ceiling, ceiling light point. UPVC double glazed window facing front aspect. Stainless steel switches and sockets, radiator with independent thermostat. Fitted mirror fronted sliding doors provide access to shelving and hanging within.

## BATHROOM

Smooth finished ceiling, ceiling light, ceiling extractor, quality fitted bathroom suite once again a Rocca suite. Fully tiled walls and floors. Panelled enclosed bath with mixer taps and shower attachment. Low level WC with push button flush, wash hand basin with monobloc mixer tap with wall mounted mirror, strip light and shaver socket above.

## OUTSIDE

Benefits from allocated parking space. Dustbin area.

## VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Lymington Road turn left and Peel House will be found just after the traffic lights on the right.

## PLEASE NOTE.

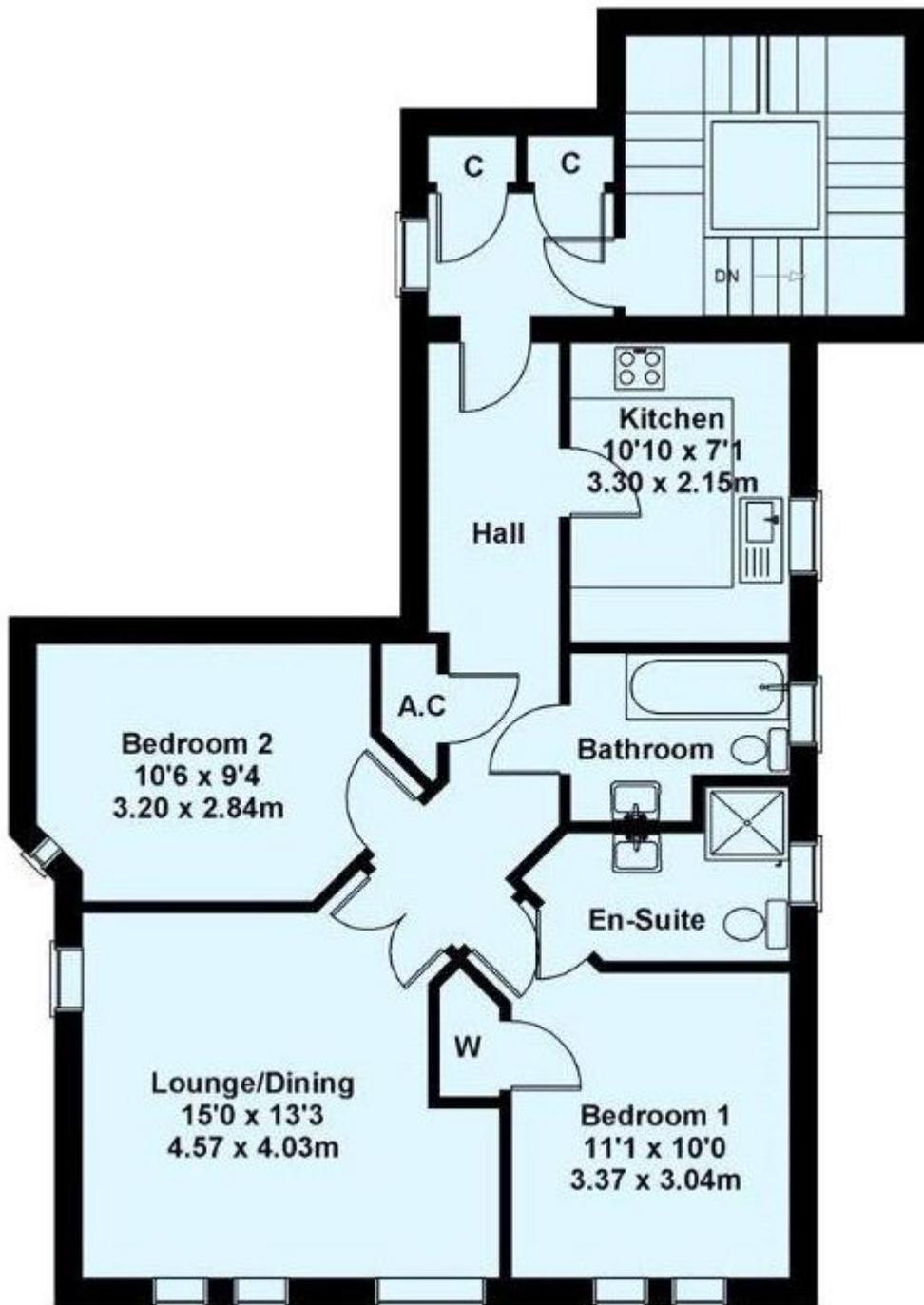
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## DEPOSIT

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](http://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. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website [www.tpos.co.uk](http://www.tpos.co.uk)



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