



**27 Rothesay Lodge Stuart Road, Highcliffe. BH23 5FP**

**£225,000**



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





## **27 Rothesay Lodge Stuart Road, Highcliffe. BH23 5FP**

### **£225,000**

An outstanding one bedroom, West facing retirement apartment situated in this luxuriously appointed development constructed by the multi-award winning Churchill Retirement Living specially designed for the over 60's. The property is in immaculate presentation throughout and is available with no forward chain.



## COMMUNAL ENTRANCE

Entry phone system provides access to communal corridor/reception area, access to first floor via staircase or lifts providing access to Flat 27 front door and has attractive panelling with chrome door furniture, spyhole and letter box, door bell and door leads to:

## ENTRANCE HALL

Coved and textured ceiling, mains voltage smoke detector, ceiling light point, wall mounted digital central heating thermostat, video phone entry system. Illuminated light switches, power points at easy access level, dado rail, door provides access to deep storage/coats cupboard with automatic light. Consumer unit, electric meter, slatted shelving, power points for Wi-fi with telephone connection point and data point. Multi-glazed door provides access to:



## LIVING/DINING ROOM

A lovely bright room with windows and Juliette Balcony benefiting from a Westerly aspect bathing this flat in attractive sunlight with two LED ceiling light points. Modern thermostatically controlled radiator providing the flat with heat. Double power sockets, electric fire power point, easy access switches, satellite connection point, radio connection point, TV aerial connection point, multi-glazed door provides access to:

## KITCHEN

Fitted with a range of base and wall mounted units in a high gloss Grey finish with areas of square edged work surface over. Inset four ring ceramic hob with stainless steel filter extractor over and waist-high fan assisted oven adjacent. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Under cupboard and inset ceiling spotlights, UPVC double glazed window to front, ample power points, integrated fridge, freezer and washer/dryer.



## BEDROOM

A lovely large bedroom with West facing UPVC double glazed window to front, built-in mirror fronted door double wardrobe housing hanging space and shelving, numerous power points, wall mounted thermostatically controlled radiator, two ceiling light points, television point.

## SHOWER ROOM

Fitted with a three piece suite comprising walk-in enclosed double length shower cubicle with chrome fittings, inset wash hand basin with vanity unit beneath and mixer tap over, hidden cistern style low level flush WC. Inset ceiling spotlights, chrome ladder style towel radiator, eye level medicine cabinet with spotlight over.



## COMMUNAL FACILITIES

Communal gardens are carefully landscaped giving a perfect place to relax and enjoy an afternoon cup of tea without having to worry about the maintenance and upkeep of a large garden. The carefully designed Owners' Lounge comes complete with a coffee bar and is a popular feature providing the perfect venue for entertaining, participating in activities organised by the Lodge Manager or just relaxing with a book. Events include everything from fish and chip suppers to tea dances giving residents a chance to socialise as much or as little as liked throughout the year.

## SAFETY AND SECURITY

The fully furnished Guest Suite provides an ideal space for your family and friends to stay when visiting whilst a lift to all floors is installed for your convenience.

The apartment comes complete with a 24 hour emergency Careline system, while a video entry system is installed as standard, so you can feel safe and secure in your retirement. Intruder alarms and fire alarm systems are fitted throughout the Lodge while a Lodge Manager is on hand to assist you with anything else you might need.



## LEASEHOLD & MAINTENANCE FEES

The property is held on the remainder of a 125 years lease with approximately 116 years remaining. An annual maintenance charge is currently set at £3138.87 with an Annual Ground rent also payable of £812.65.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed east along the Lymington Road and continue across the traffic lights, where Rothesay Lodge can be found after a few hundred yards on the right (vehicular access is gained via Stuart Road, which is just before the development 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.

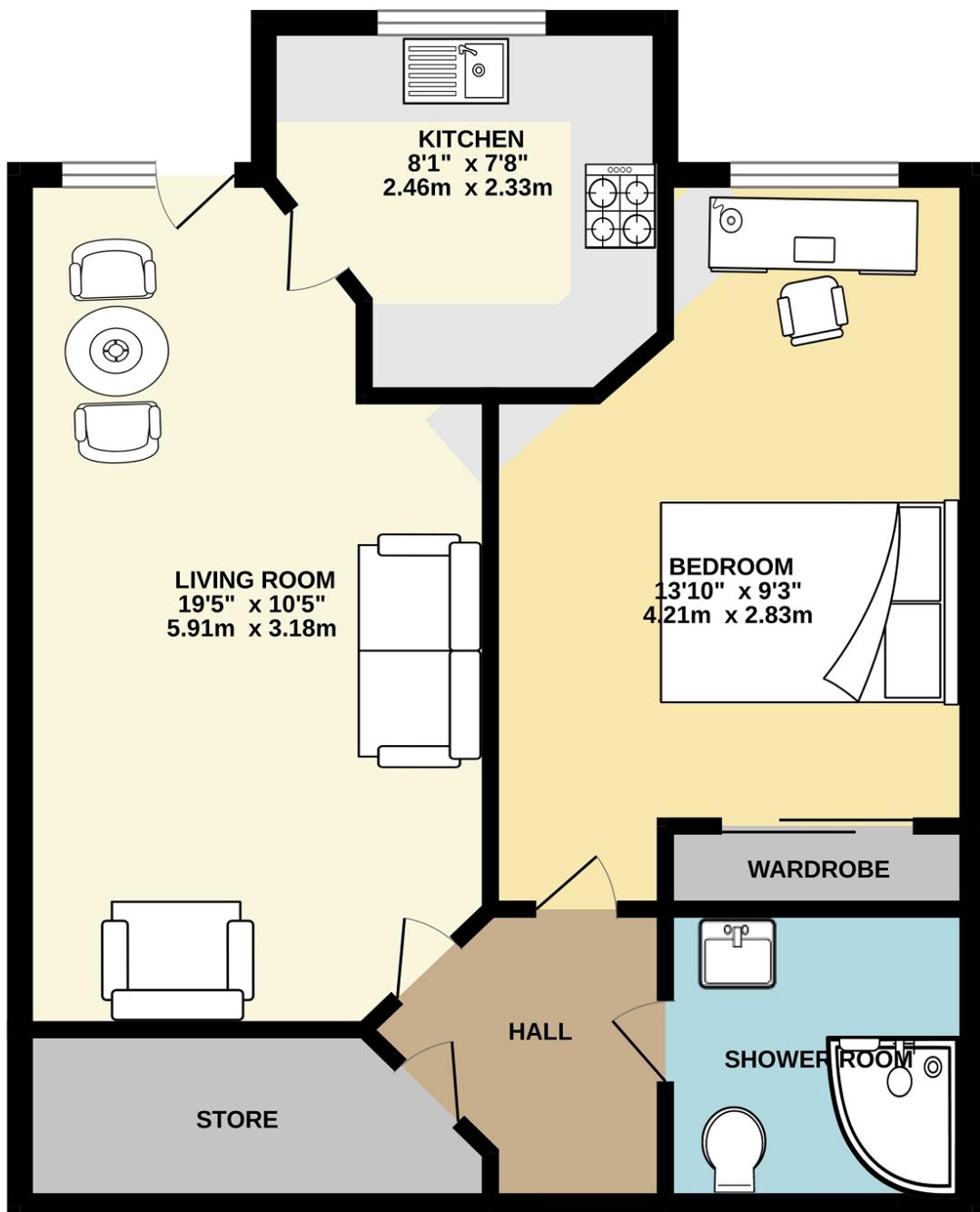
## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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.

## EPC RATING

The EPC rating for this property is B84

FIRST FLOOR  
546 sq.ft. (50.7 sq.m.) approx.



TOTAL FLOOR AREA : 546 sq.ft. (50.7 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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**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.