



**3b Gordon Road, Highcliffe, Dorset. BH23 5HN**

**£975 Per Calendar Month**



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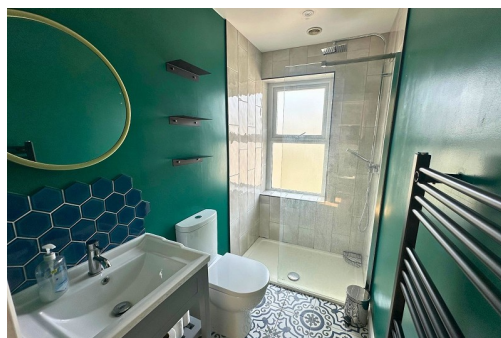




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A well presented Fully Furnished One Bedroom flat situated in the heart of Highcliffe benefitting from a private, partially covered outside courtyard garden area as well as character features throughout and is available immediately. Regretfully there is no parking available for this property but parking is available in the immediate area or a permit is able to be purchased from BCP council for the main car park in the centre of the town.



## **COURTYARD GARDEN**

Partially covered and laid to attractive block paving and facing West, access to the composite partially opaque double glazed front door is then had in turn leading to the:

## **LOBBY**

High level electric consumer unit and meter, stairs to first floor.

## **FIRST FLOOR LANDING**

Ceiling light point, large UPVC double glazed window to side, wall mounted panelled radiator.

## **KITCHEN (9' 5" X 8' 10") OR (2.87M X 2.70M)**

Fitted with a good range of handleless base and wall mounted Matt White cupboard and drawer units with areas of square edged laminate work surface over. Inset four ring ceramic hob, fan assisted oven beneath and filter extractor canopy over. Tall standing fridge/freezer, integrated slimline dishwasher and washing machine. Roller pantry with shelving. Inset composite sink unit with Brass style mixer tap over and drainer adjacent. Two UPVC double glazed windows, one to each side. Inset ceiling spotlights and two low hung lights also. Breakfast Bar style seating for two people.

## **BEDROOM (9' 9" X 10' 0") OR (2.96M X 3.06M)**

UPVC double glazed window to rear, built-in wardrobes with hanging space and shelving, ceiling light point, bed with mattress and occasional/bedroom furniture, wall mounted panelled radiator, ceiling light point, double power points.

## **LIVING ROOM (12' 7" MAX X 10' 6") OR (3.84M MAX X 3.21M)**

A lovely room with box bay window to the front with two UPVC double glazed windows, L-shaped sofa and occasional furniture, feature timber panelled wall, television point, ceiling light point, wall mounted panelled radiator.

## **SHOWER ROOM**

Walk-in shower cubicle with rainforest style shower head and personal hand shower attachment, glazed screen adjacent and fully tiled surround, low level flush WC and inset wash hand basin with vanity unit. Wall mounted ladder style towel radiator, UPVC double glazed window to front.

## **DIRECTIONAL NOTE**

From our office in Highcliffe proceed along the High Street to the main traffic lights turning left into Gordon Road where the property will be shortly found on the right hand side and 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.

## **DEPOSIT - DPS**

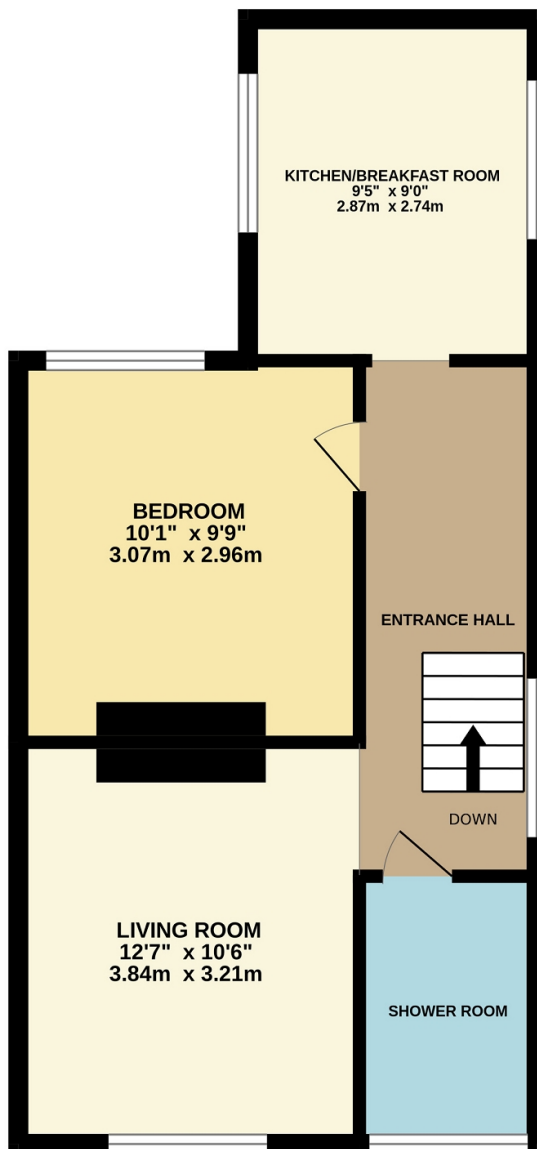
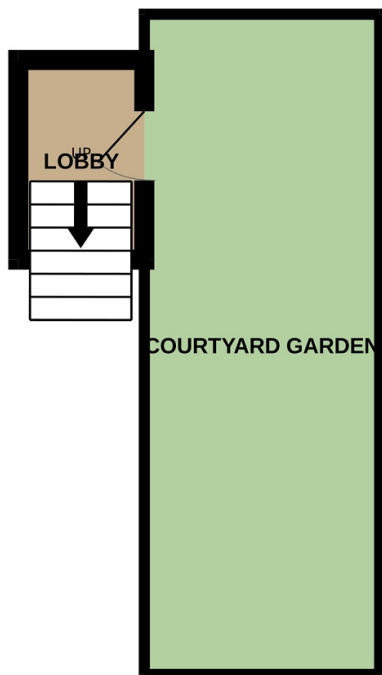
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge 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.

## **EPC RATING**

The EPC rating for this property is TBC

GROUND FLOOR  
22 sq.ft. (2.0 sq.m.) approx.

1ST FLOOR  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA: 449 sq.ft. (41.7 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 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.