



14 Diana Court, Lymington Road, Highcliffe, Dorset. BH23 5EB

£165,000



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





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A deceptively spacious one double bedroom first floor flat available with no forward chain with the benefit of a share of freehold tenure, allocated parking space and South facing balcony. Keys in office



COMMUNAL ENTRANCE

Secure entry phone system, door leading to the communal hallway, stairs to first floor and door to flat 14.

ENTRANCE HALLWAY

High level electric consumer unit, wall mounted entry phone, timber framed double glazed window to side, ceiling light point, airing cupboard housing the hot water tank and slatted linen shelving.

KITCHEN (11' 9" X 7' 3") OR (3.57M X 2.20M)

Fitted with a range of base and wall mounted units with areas of laminate roll top work surface over. Inset stainless steel sink unit with drainer adjacent and taps over, windows to side and front aspects, inset ceiling spotlights. Washing machine, fridge/freezer, hob and oven and extractor all included. Wall mounted Glow Worm Gas fired boiler. Opening through to the:

LIVING/DINING ROOM (20' 5" X 11' 9") OR (6.22M X 3.57M)

Focal point wall hung electric fireplace set. Two ceiling light points, power points, wall mounted panelled radiators, sliding door leads onto the:

BALCONY (12' 4" X 3' 7") OR (3.76M X 1.10M)

Tiled floor, painted metal balustrade, facing south. Inset ceiling spotlight.

BEDROOM (16' 4" X 11' 6") OR (4.99M X 3.51M)

Narrowing in part to 3.02m. Built in wardrobe with sliding doors housing hanging space and shelving, timber framed double glazed window to rear, ceiling light point, power points, telephone point.

BATHROOM

Fitted with a white suite comprising recently fitted walk-in shower cubicle with glazed screen and Mira fittings, low level flush WC and wall hung wash hand basin, wall mounted panelled radiator, ceiling light point, timber framed opaque double glazed window to side. Part tiled walls, fitted mirror and wall light point with shaver point.

ALLOCATED PARKING

Situated to the side of the communal front door and numbered.

LEASEHOLD & MAINTENANCE FEES

We are advised that the property is held on a share of freehold tenure with the balance of a 999 years lease from June 2006. Maintenance is payable bi-annually and for this period was £825 each six months.

DIRECTIONAL NOTE

From our office proceed along Lymington Road to the West turning into Diana Court opposite The Globe public house. The property is then 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.

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.

TENURE

The resale tenure for this property is Share of Freehold

EPC RATING

The EPC rating for this property is C75

FIRST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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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