



Apartment 1 Aris House, Lymington Road, Highcliffe, Dorset. BH23 5GD
£950 Per Calendar Month



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





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A modern, recently constructed, one bedroom GROUND FLOOR apartment situated in the heart of Highcliffe town centre and benefitting from a fully integrated Kitchen, secure entry phone system and is available from mid May 2026. Please note there is no parking available for this property on site but parking is available on street nearby.



COMMUNAL ENTRANCE

Accessed off the Gordon Road side of the building with telephone entry system. Lift and stairs provides access to all floors.

ENTRANCE HALL

Cloaks cupboard providing storage, doors off to all principle rooms.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (13' 9" X 12' 8") OR (4.19M X 3.87M)

Kitchen Area: Fitted with a range of modern base and wall mounted units with areas of laminate work surface in part to two walls with inset sink unit with drainer adjacent. Integrated appliances include: Fridge/Freezer, electric fan assisted oven, four ring electric hob and washing machine. UPVC double glazed windows to the side, flooring and lighting to be confirmed.

BEDROOM (13' 9" X 10' 2") OR (4.19M X 3.09M)

A good sized double bedroom with ample space for fitted or freestanding bedroom furniture. UPVC double glazed window to the side, under floor heating. Lighting and flooring to be confirmed.

BATHROOM

Fitted with a modern matching white suite comprising of low level flush WC, wall mounted wash hand basin with vanity unit below and a panel enclosed bath with shower attachment over. Tiling, lighting and flooring to be confirmed.

COMMUNAL FACILITIES

The block will benefit a passenger lift to all floors as well as a communal stairwell. Residents will have access to a secure bicycle store and there is also a good sized refuse store adjacent.

DIRECTIONAL NOTE

From our office in Highcliffe, proceed East along the Lymington Road. At the traffic lights, the development will be located on the left hand side abutting the turning into Gordon Road.

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.

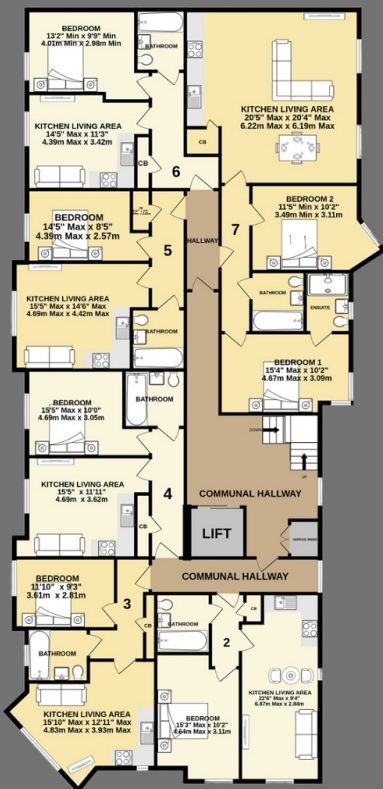
EPC RATING

The EPC rating for this property is B82

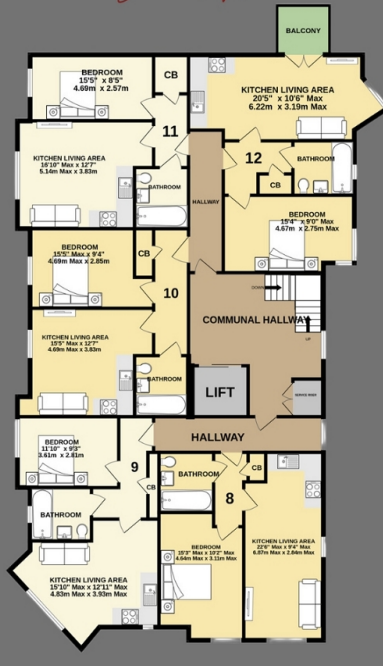
Ground Floor



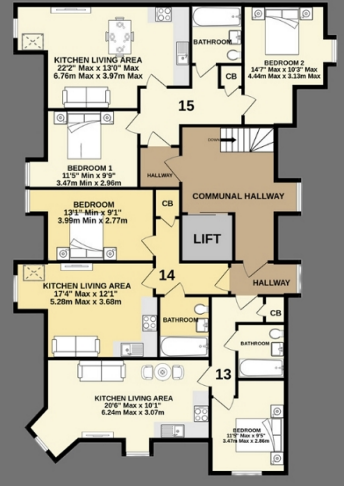
First Floor



Second Floor



Third Floor



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