

Spacious 2-Bedroom Penthouse Style Flat with 2 Balconies in Wonderful Location

Tenure: Share of Freehold

Approx 101 sq metres (1094 sq ft)

Garage

Built circa 1995

**5 Sunningdale Lodge, 431 Lymington Road,
Highcliffe, Dorset. BH23 5EN**

Price £260,000

- Spacious Entrance Hall
- Large Lounge with BALCONY
- Modern Kitchen/Diner
- 2-Double Bedrooms (Bed 1 with BALCONY)
- En-Suite Shower Room & Bathroom
- Incredible Storage & large Roof Space
- Garage & Visitors Parking Area
- Communal Gardens
- Gas Central Heating & Double-Glazing
- Close to Outstanding Coastline & New Forest
- Close to shops & services
- No Chain!

Spacious, Penthouse style flat in a small, well-built block constructed circa 1995. The block occupies a wonderful location ideally placed for shops & services in Highcliffe village centre and within walking distance of outstanding coastal walks & beach. Less than 2 miles away is Hinton Admiral Railway Station and the famous Highcliffe Castle. A short drive takes you to the bustling towns of Christchurch, New Milton & Lymington & the New Forest National Park, making this a sensational area in which to live.

The property offers well-planned, light & airy accommodation combined with generous room dimensions. Outside the block has a delightful communal garden, visitor parking area & individual garage. Good energy efficiency rating of 'C' & a very economical service charge. Viewing recommended!

Accommodation and approximate room sizes:

- Communal Entrance with security Entry Phone. Stairs to first & second floor.
- Spacious Hall: Hatch to a large insulated roof space with ladder & velux style window. Cloaks cupboard.
- Lounge: An impressive room with lots of natural light. Access to enormous eaves storage area. Feature fireplace. Patio doors leading to private BALCONY enjoying a sunny aspect.
- Kitchen/Diner: Modern fitted kitchen with a good range of base & wall units. Built-in AEG oven, hob & cooker hood. Space for dishwasher, washing machine & fridge/freezer. Wall mounted Worcester condensing boiler. Walk-in airing cupboard/store.
- Bedroom 1: Generous double bedroom with fitted wardrobes. Access to large eaves storage area. Patio door to BALCONY.
- En-Suite Shower Room: Shower cubicle with Mira thermostatic shower. Vanity wash basin & WC
- Bedroom 2: Generous double bedroom with fitted wardrobe & store room.
- Bathroom: Panelled bath with mixer tap & shower attachment. Pedestal wash basin & WC. Heated towel rail.
- Gas Central Heating (system untested) & Double-Glazing
- Delightful Communal Gardens
- Visitor Parking Area & Individual GARAGE
- Service Charge: Approximately £550 per half-year
- Tenure: Share of Freehold
- Ground Rent: Peppercorn
- Council Tax Band 'D'
- Energy Rating 'C'



Near to coastal walks



Lounge



Sunny Balcony from Lounge



Balcony from Bedroom 1



Part Boarded Roof Space



Fitted Kitchen/Diner



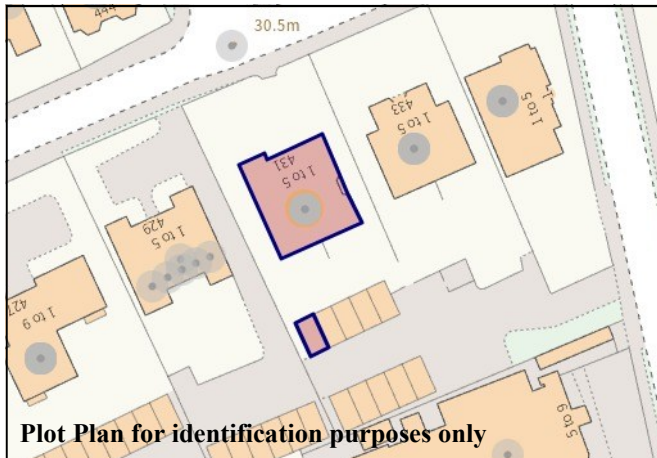
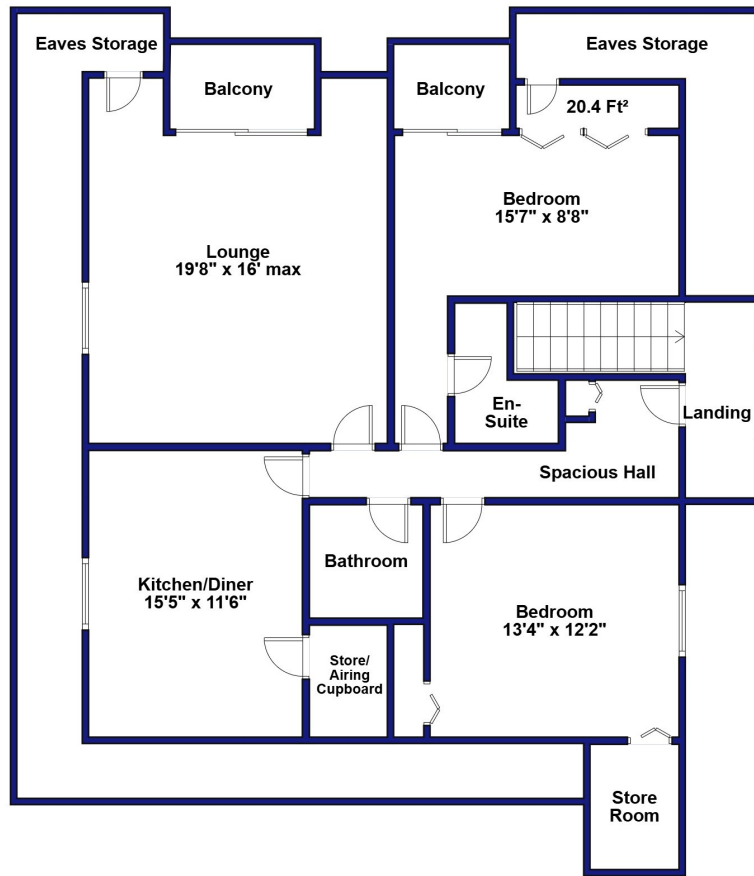
Kitchen/Diner



Large Lounge

This drawing has been prepared for diagrammatic purposes only. All measurements are approximate. Not to scale.

Approx 101 sq meters (1094 sq ft)



IMPORTANT NOTE: These particulars are believed to be correct but their accuracy is not guaranteed. They do not form part of any contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any of the services, appliances, equipment or facilities are in good working order or have been tested. Purchasers should satisfy themselves on such matters prior to purchase. Ref W05205

