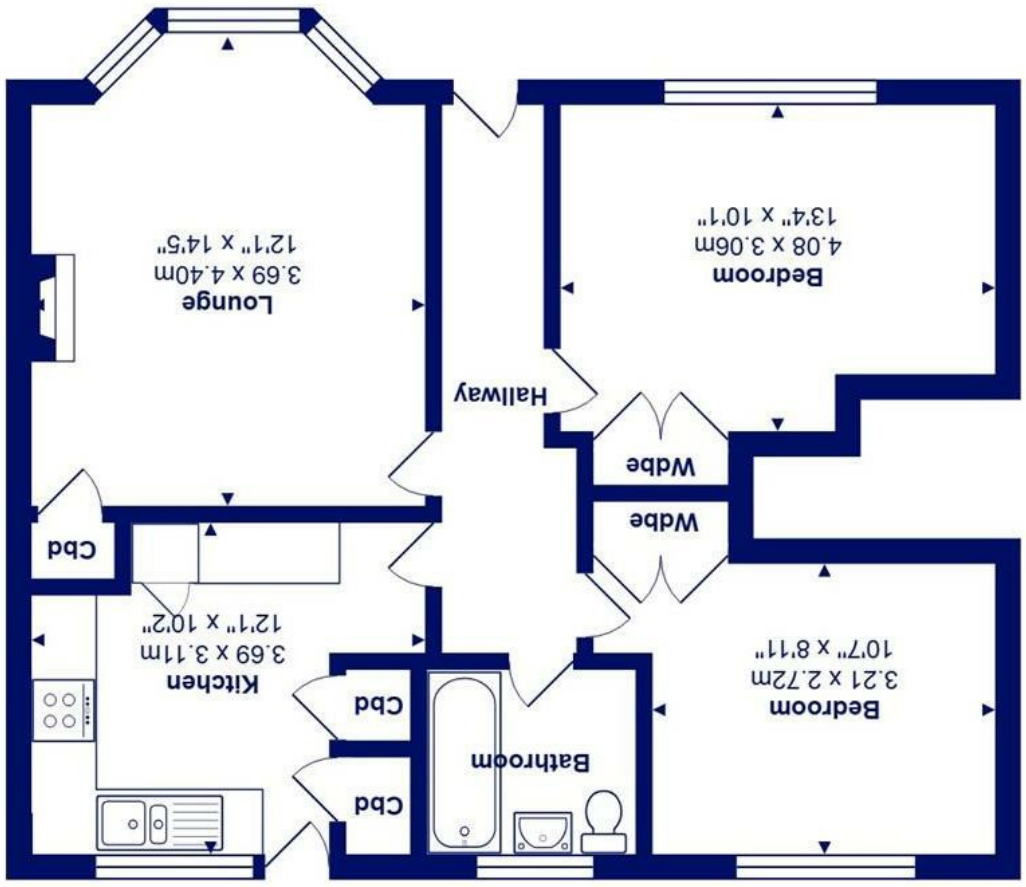

Total Area: 60.9 m² ... 656 ft²

All measurements are approximate and for display purposes only

2 Nea Court, 130 Lymington Road, BH23 4JZ *Open to offers £239,950*

Mitchells

1963 — TODAY

A large and unique ground floor garden apartment of approximately 650sqft with its own private front entrance, rear access from the kitchen and a private, sunny south facing front garden and a share of the freehold.

The property is in good order throughout and offers spacious living accommodation boasting two double bedrooms, a good size sitting room, family bathroom, well fitted modern kitchen, single garage in a nearby block and an additional two external workshops and a storage cupboard. Ideally located within close proximity to the Grade I listed Highcliffe Castle which in turn provides access to the stunning cliff top walks and local beaches. No forward chain.

- Two double bedrooms both with fitted storage
- Private front and rear entrance
- Kitchen with some integrated appliances and room for table & chair
- Good size lounge with attractive outlook
- Fully tiled bathroom
- South facing private front garden
- Garage in a block
- Two workshop/sheds
- Situated in this fantastic location just a short walk to beach via footpaths, the village centre is approx half a mile with a variety of shops and eateries
- Maintenance charge £655 per 1/2 year inc reserve fund, balance 999 year lease from 1st July 1998- approx 971 years remaining, shared freehold

EPC Rating Band: D
Council Tax Band: B
Share of Freehold
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £49 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

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