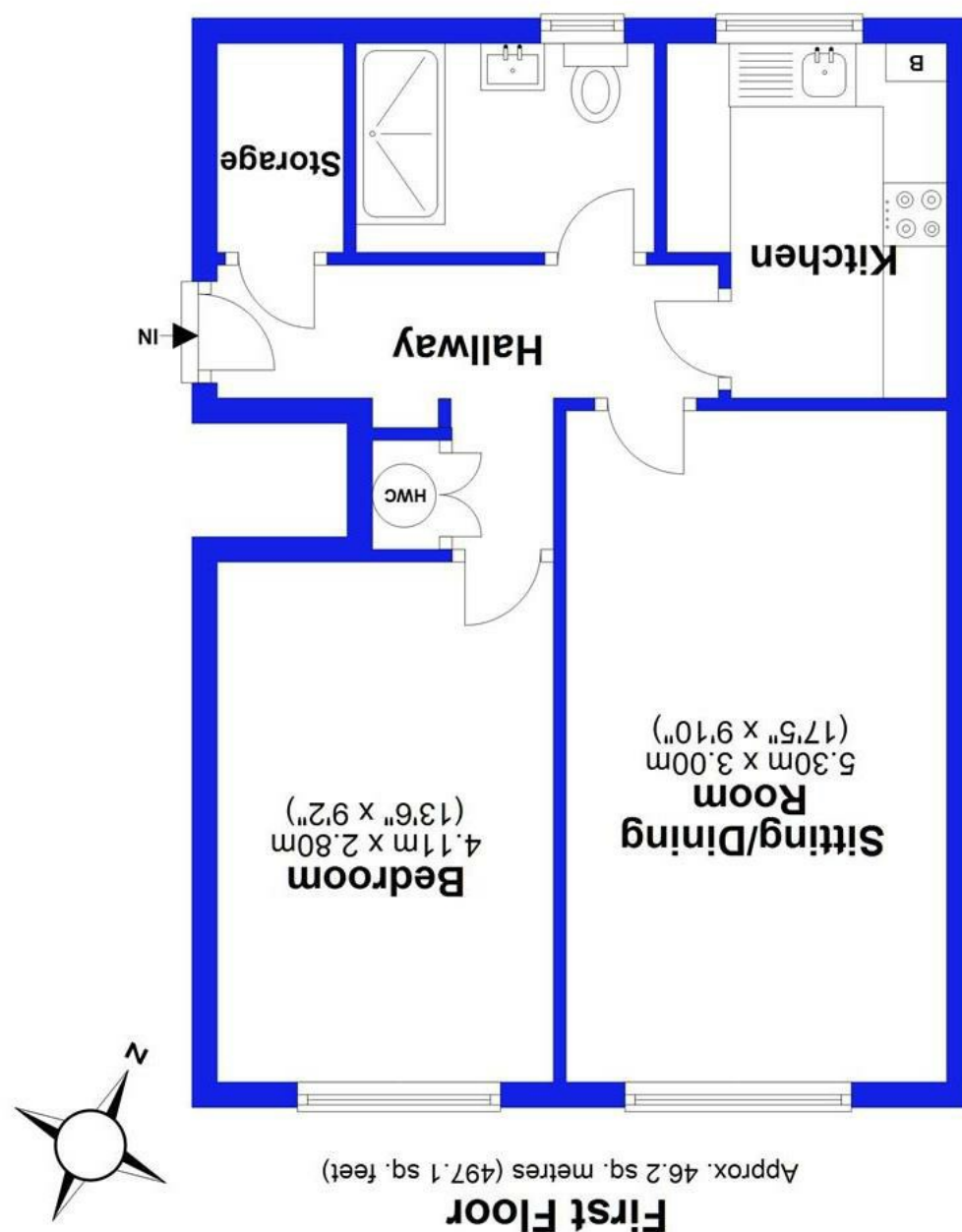


Total area: approx. 46.2 sq. metres (497.1 sq. feet)  
Illustration for identification purposes only; measurements are approximate, not to scale.EPC New Forest  
Plan produced using PlanUp.



*12 The Lawns Waterford Road, Highcliffe on Sea, BH23*

*£225,000*

**Mitchells**  
1963 — TODAY

A very smart first floor flat on this superb development, The Lawns, right by the high street and cliff top, set in gorgeous communal gardens and grounds with a shared freehold. Immaculate throughout with a modern kitchen and refitted shower room, this lovely home has about 500sqft of living space with casual parking and a garage nearby.

- Purpose built first floor flat in a central position
- Spacious double bedroom with fitted wardrobes and pretty outlook over the gardens
- Modern fitted kitchen
- Brand new shower room
- Bright and airy sitting/dining room facing south with views of the gardens
- Gas fired central heating and UPVC double glazing with tasteful décor
- Security entry phone system and well kept communal areas
- Garage and parking
- Shared freehold, balance of 999 year lease
- Service charge £700 per / year

EPC Rating Band: C

Council Tax Band: C

Share of Freehold

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 check verifies your identity in line with our obligations as stipulated by our regulatory body, HMRC

