



**17 Daniels Lodge Montagu Road, Highcliffe, Dorset. BH23 5JT**

**£235,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
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## 17 Daniels Lodge Montagu Road, Highcliffe, Dorset. BH23 5JT

**£235,000**

A superbly appointed first floor retirement apartment for the over 60's situated in this premier block and ideally located between the high street and beaches. The property unusually has two double bedrooms and the benefit of every principal room facing South and overlooking the immaculate communal gardens. The Kitchen is fully integrated and comprises high quality integral appliances. The Shower Room was refitted prior to our Vendor's occupation at great expense and comes with a floor level panic button which puts you directly through to Careline providing 24/7 peace of mind. The property is in immaculate condition and comes with no forward chain.



## COMMUNAL ENTRANCE

Communal securely operated entry door with entry phone system leading into the communal hallway with access to the Owners Lounge and Lodge Manager's office. Stairs and lift rise to the first floor where access to the flat will be found. Door with spyhole leads into the:

## ENTRANCE HALL

Access into the large airing cupboard which also houses the pressurised hot water cylinder, ceiling light point, wall mounted electric night storage heater, large cloaks cupboard, door to:

## LIVING/DINING ROOM (14' 1" X 20' 4") OR (4.28M X 6.21M)

Maximum measurements. Large UPVC double glazed window facing South and providing a wonderful outlook over the communal gardens, focal point electric flame effect fireplace set into a faux marble surround with timber mantel over, wall mounted electric night storage heater. Wall mounted telephone and entry phone system with direct call line to the Lodge Manager. Numerous power points and a television point.

## KITCHEN

Fitted with a good range of base and wall mounted cupboard and drawer units with areas of laminate work surface over. UPVC double glazed window provides an attractive outlook over the communal gardens. Integrated appliances include hob and oven, extractor, slimline dishwasher and fridge and freezer. Numerous power points, ceiling light point. Inset stainless steel sink unit with drainer adjacent and mixer tap over.

## BEDROOM 1 (17' 9" X 9' 8") OR (5.41M X 2.94M)

Built in wardrobe with sliding doors house hanging space and shelving, UPVC double glazed window providing a lovely outlook over the communal gardens to the rear, power points, wall mounted electric night storage heater, ceiling light point, telephone point.

## BEDROOM 2 (14' 1" X 9' 1") OR (4.28M X 2.76M)

A lovely sized second bedroom with a UPVC double glazed window to the rear overlooking the communal gardens, space for fitted or freestanding bedroom furniture, ceiling light point, power points, wall mounted electric night storage heater.

## SHOWER ROOM

The Shower Room comprises a modern shower room with walk-in double length shower cubicle, an inset wash hand basin with vanity unit beneath, low level flush WC, ceiling light point. Extractor fan unit, wall light point with shaver point.

## OUTSIDE

The block is set in beautifully tended communal gardens laid mainly to lawn with deep mature shrub and plant borders and predominantly facing South. There are paved walkways winding through the grounds to little pockets of seclusion to relax in, some with seating areas. To the rear and side of the block there are numerous residents parking bays which are operated on a first come first served basis.

## COMMUNAL FACILITIES

Churchill Retirement Living are renowned for the quality of their developments and the facilities that are provided for their residents. Daniels Lodge has been designed with safety and security at the forefront. The apartment has an emergency Careline system installed, monitored by the on site Lodge Manager during the day and 24 hours, 365 days a year by the Careline team. Careline integrated intruder alarm, secure entry system and sophisticated fire and smoke detection systems throughout both the apartment and communal areas provide unrivalled peace of mind.

Daniels Lodge's manager, Mark, is on hand throughout the day to support the residents and keep the development in perfect shape. Mark arranges many regular events in the Owners' Lounge from coffee mornings to games afternoons. For any visiting guests, the furnished twin guest suite is perfect and available for a very reasonable charge per night for friends and family.

There is also a very high quality communal laundry room on the ground floor providing washing, drying and ironing facilities which is free of charge to the residents as it is covered under the service charge.

## LEASEHOLD & MAINTENANCE FEES

The property has around 103 years remaining on the lease. Service charges are payable every six months and we believe this figure to be £1925. Ground Rent is also payable every six months and is currently £740. The service charge covers the Careline system, buildings insurance, water and sewerage rates, communal cleaning, utilities and maintenance, garden maintenance and lift maintenance, lodge manager and a contribution to the contingency fund.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed to the main traffic lights and turn right into Waterford Road taking the third turning left into Montagu Road. Daniels Lodge will then be found on the right hand side.

## 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

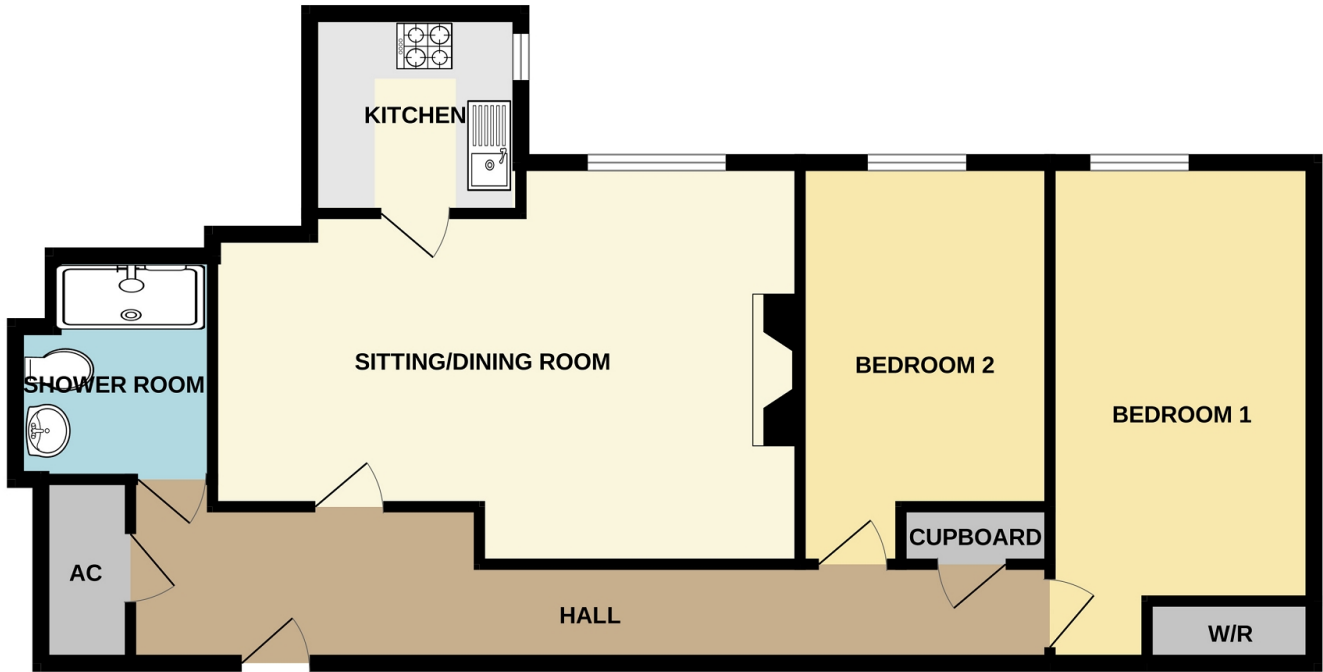
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## EPC RATING

The EPC rating for this property is B83



GROUND FLOOR  
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA : 778 sq.ft. (72.3 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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