



3 Brearley Court, Mill Lane, Highcliffe, Dorset. BH23 5LA

£225,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A well presented (Chain Free) two bedroom first floor apartment with garage located within a short walk of the Cliff top and the Village of Highcliffe. The flat benefits from a South facing Balcony and the remainder of a 999 year lease.



COMMUNAL ENTRANCE HALL

Entry phone system provides access to communal corridor which leads to first floor landing with main front door to flat benefiting from glazed insert, letter box, Yale and Chubb locks.

ENTRANCE HALL (15' 1" X 4' 0") OR (4.59M X 1.23M)

'L' shaped. Coved and textured ceiling, ceiling light point, smoke detector, access to loft space Drayton central heating thermostat, entry phone, telephone point, radiator with independent thermostat, power point, attractive Georgian style door and borrowed light glazed window with frosted glass and matching door leads to:

SITTING ROOM/DINING ROOM (17' 11" X 11' 6") OR (5.45M X 3.51M)

Coved and textured ceiling, three wall light points, sliding patio doors providing access to and aspect onto balcony which benefits from a Southerly aspect. Attractive Purbeck stone surround with wooden mantel, power points, TV aerial point, telephone point, radiator with independent thermostat, fitted vertical blinds.

KITCHEN (10' 10" X 10' 6") OR (3.30M X 3.20M)

Coved and textured ceiling with numerous ceiling downlights. UPVC double glazed window overlooks front aspect towards Lymington Road with views onto communal gardens and copse opposite. Comprehensive range of eye level and floor mounted kitchen units in a modern style with white fronted door units and laminated roll top work surfaces with one and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Fitted ceramic four ring hob with AEG fan assisted oven and grill with storage cupboards above and beneath. Filter hood above hob, integrated fridge and freezer, space and plumbing for automatic washing machine, wall mounted Glow worm combination gas fired central heating boiler with digital programmer beneath. Double opening doors provide access to generous sized storage cupboard housing radiator and slatted shelving. Vinyl cushion flooring, radiator with independent thermostat, space for breakfast table. Tiled splash backs.

BEDROOM 1 (11' 6" X 9' 9") OR (3.51M X 2.97M)

Coved and textured ceiling, UPVC double glazed window overlooking the rear communal gardens benefiting from a Southerly aspect with fitted vertical blinds. Radiator with independent thermostat, power points, comprehensive range of fitted wardrobes with 'his and hers' bedside tables with bridging units above. Fitted dressing table, pull out drawer above knee hole with three drawers to either side and wall mounted mirror above.

BEDROOM 2 (12' 2" X 10' 10") OR (3.72M X 3.29M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window overlooking front aspect towards Lymington Road and copse adjacent. Radiator with independent thermostat, power points, range of fitted wardrobes with sliding mirror fronted doors with a mixture of hanging and shelving within.

BATHROOM (5' 2" X 6' 0") OR (1.58M X 1.84M)

Coved and textured ceiling, enclosed ceiling light, fully tiled walls, panelled enclosed bath comprising hot and cold tap with separate Mira XL shower mixer above with adjustable shower attachment. Pull across shower curtain. Wash hand basin with vanity unit beneath. Opaque UPVC double glazed window facing side aspect. Shaver socket, wall mounted mirror, double panelled radiator with independent thermostat.

CLOAKROOM (6' 1" X 4' 2") OR (1.85M X 1.28M)

Coved and textured ceiling, ceiling light point, opaque UPVC double glazed window facing side aspect, fully tiled walls with low level WC, wash hand basin with vanity unit beneath.

GARAGE (8' 9" X 17' 3") OR (2.67M X 5.27M)

The property benefits from a Garage in a nearby block with the option to park in front of your garage, two visitor bays located to the front of the building but any additional parking must be kept to Mill Lane. Outside bin storage area.

VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the A337 Christchurch Road turn right and proceed until reaching Highcliffe. Turn left into Mill Lane (first turning left after the roundabout) where Brearley Court will be found.

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

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

MAINTENANCE & GROUND RENT

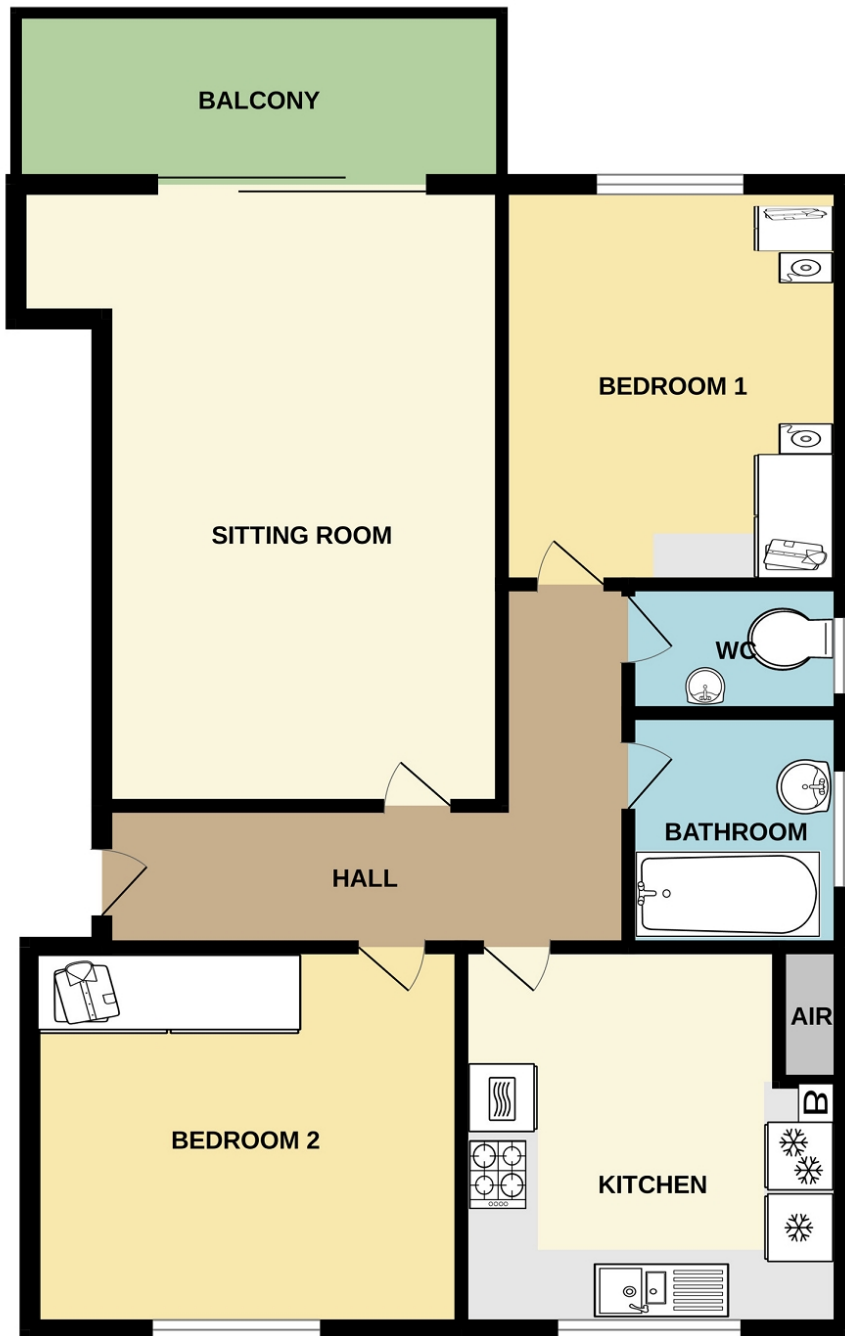
Share of Freehold with the remainder of a 999 year lease. Service charge £2,000 per annum which is split and paid half yearly.

TENURE

The resale tenure for this property is Share of Freehold **EPC RATING** The EPC rating for this property is C71



FIRST FLOOR
712 sq.ft. (66.1 sq.m.) approx.



ROSS NICHOLAS

TOTAL FLOOR AREA : 712 sq.ft. (66.1 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.