

Flat 13, Beacon Court, 25 Beacon Drive,
Highcliffe, Dorset, BH23 5BY

Asking Price **£399,950**



Bedrooms



Living



Bathroom



Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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'A front line, ground floor apartment, with direct sea views...'

NO CHAIN. A BRIGHT AND AIRY, FRONT LINE, GROUND FLOOR APARTMENT, WITH DIRECT SEA VIEWS. THE PROPERTY IS PRESENTED VERY NICELY THROUGHOUT AND IS SOLD WITH A SHARE OF THE FREEHOLD AND A GARAGE. ACCESS TO THE BEACH IS VIA A NEARBY PUBLIC FOOTPATH.

Access to the property via Entryphone security system, with stairs to all floors. Private entrance to the apartment.

In the entrance hall there is an Entryphone handset and a large storage cupboard housing the modern gas combi boiler.

In the lovely bright lounge/diner, there are sliding doors out on to the large recently laid patio, where you can sit and enjoy sea views. On a rainy day, you can enjoy the same view from the comfort of your armchair.

The kitchen breakfast room comprises a range of eye and base level units with cupboards and drawers. Space for a table and chairs and appliances, with integrated fridge freezer, oven and hob. Tiled floor and walls. A window looks out over the communal lawns and to the sea, and a door leads out on to the patio.

There are two bedrooms, both with lots of built in bedroom furniture. the master room is particularly generous in size.

The shower room comprises a shower cubicle, wash hand basin, and WC. Tiled walls and floor obscured glazed window and a heated towel rail.

Outside

Beacon Court is set in well maintained communal lawned gardens, directly adjoining the grassy cliff top and, in turn, the beach below.

A paved pathway provides pedestrian access from the parking areas to the communal front door and mature shrub beds adjoin the elevations of the property.

A single garage is conveyed with the property and situated in a block within the grounds. In addition, there is plenty of casual parking.

Tenure and Maintenance

We understand the property owns a share in the freehold therefore no ground rent is payable.

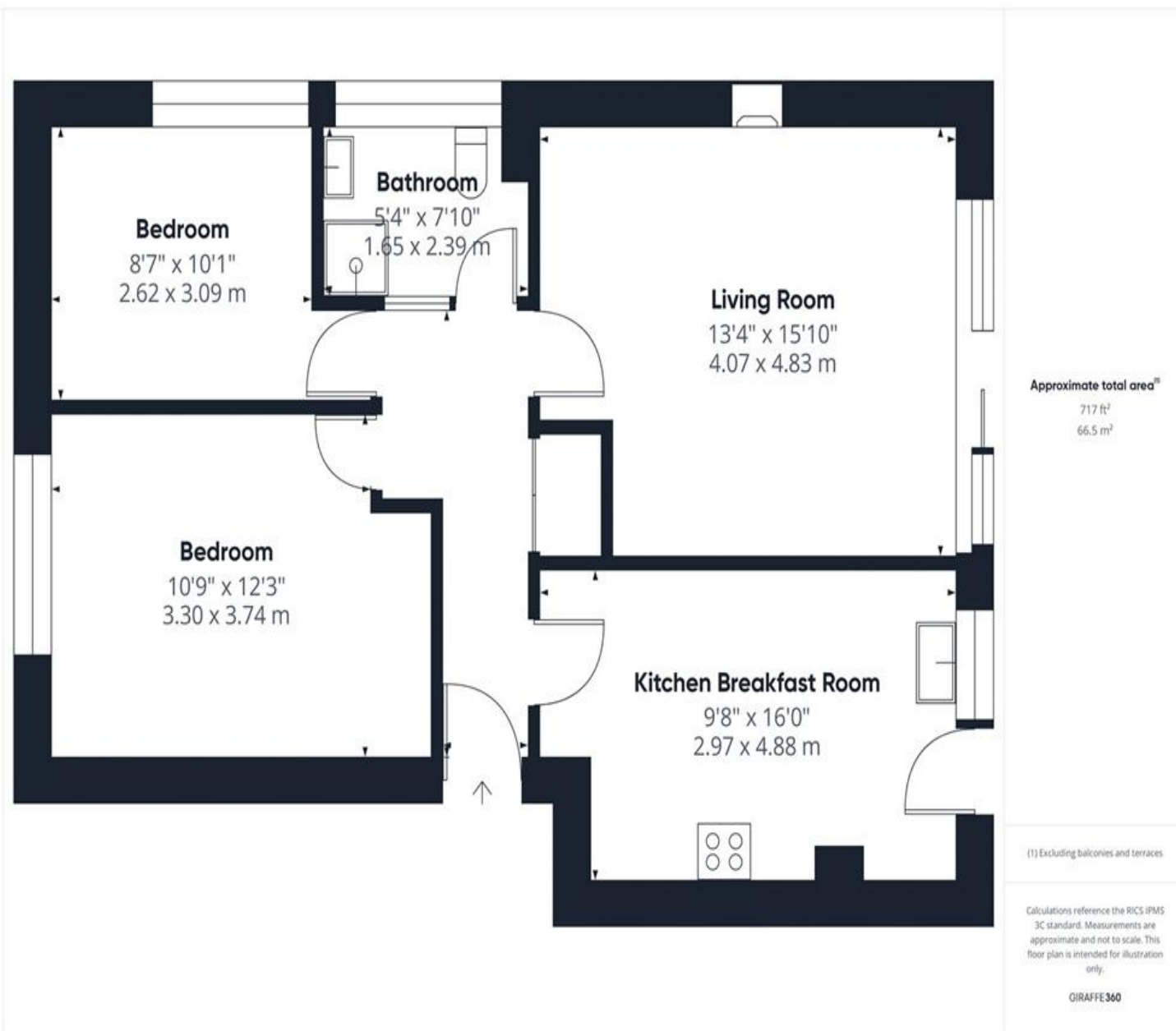
We understand an annual maintenance charge is payable which amounts to approximately £1650.

Council tax band D



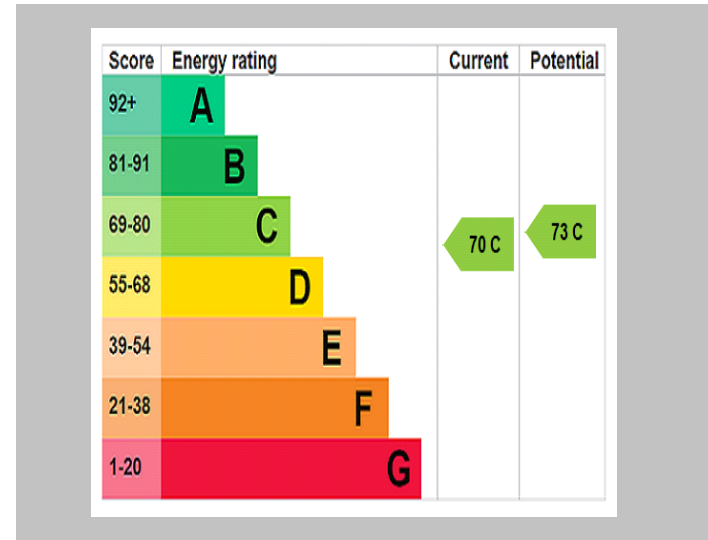
KEY POINTS

- Bright and airy ground floor apartment
- Direct sea view
- Large, recently laid patio accessed from the lounge/diner
- Nearby footpath provides direct access to the beach
- Two bedrooms, both with fitted furniture
- Share of Freehold
- Garage & parking



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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