

2A, Wortley Road, Highcliffe, Christchurch,
Dorset, BH23 5DT

Asking Price **£275,000**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'South facing balcony and a short walk to beach and shops...'

A NICELY PRESENTED, TWO BED FIRST FLOOR FLAT LOCATED ONE ROAD BACK FROM THE HIGH STREET, AND ONLY A LITTLE FURTHER FROM THE BEACH AND CLIFF TOP. SET IN WELL MAINTAINED GROUNDS, IT HAS A PRIVATE ENTRANCE, PARKING AND A GARAGE, AND IS BENEFITS FROM A SHARE IN THE FREEHOLD. THERE IS NO ONWARD CHAIN.

Space entrance lobby with stairs to the first floor landing. Cloak cupboard, access to loft, doors to accommodation.

Sunny lounge diner with single door leading onto the south facing balcony.

Stylish modern kitchen comprising a range of eye and base level units with cupboards and drawers. Space for the fridge freezer, washing machine and a dining table, with an integrated double oven, gas hob and dishwasher.

Two double bedrooms, both with built in wardrobes/storage over the stairs.

The modern bathroom comprises a bath with shower over and bifold splash screen, inset wash hand basin and a WC. Fully tiled with

heated towel rail, an obscured glazed window, and an airing cupboard.

Outside

Set in well maintained grounds, mainly laid to lawn, with established hedgerow on two sides for privacy.

The property is conveyed with a garage and there is also casual parking.

Tenure and Maintenance

We understand the property owns a share in the freehold with the balance of a 999 year lease from 1961 remaining. No ground rent is payable.

We understand an annual maintenance charge is payable which amounts to approximately £2,000.

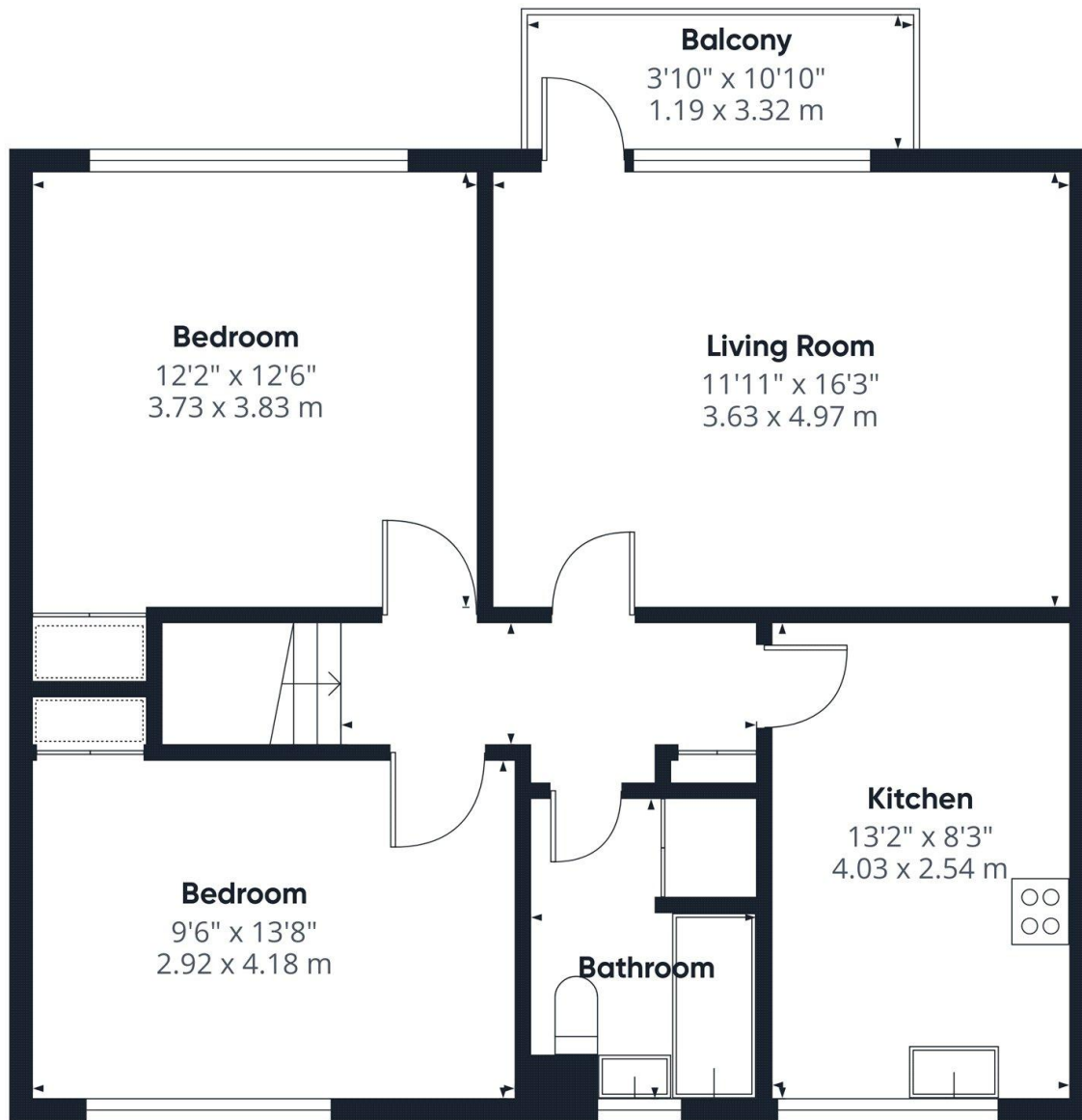
Holiday lets are NOT permitted. Pets are permitted with prior consent.

Council tax band C.



KEY POINTS

- No chain
- Private entrance
- South facing balcony
- Share of freehold
- Two double bedrooms
- First floor
- Garage and parking
- Short walk to the beach and high street



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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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