

Flat 12, Brearley Court, Mill Lane, Highcliffe,
Christchurch, BH23 5LA

Asking Price **£279,950**



2

Bedrooms



1

Living



1

Bathroom



Y

Parking/Garage



EST
1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

Slades

'Immaculate condition, 2 double bed flat a short walk to the beach'

IMMACULATE CONDITION, REFURBISHED THROUGHOUT, A TWO DOUBLE BEDROOM 1ST FLOOR FLAT WITH A WEST FACING BALCONY, GARAGE AND PARKING, A SHARE IN THE FREEHOLD, WITH NO CHAIN. CLOSE TO SHOPS, EATERIES AND BUS STOPS, AND A STONE'S THROW TO THE 'CHEWTON BUNNY', A FOOTPATH LEADING STRAIGHT TO THE BEACH.

Entrance to the building is on the ground floor via a securely locked door. Well presented lobby with a staircase leading to the two first floor flats. Private door into flat 12.

Spacious entrance hall with engineered oak floor which continues into the living room and the kitchen breakfast room.

The kitchen breakfast room comprises a range of eye and base level units with cupboards and drawers. Integrated oven with gas hob, integral fridge, freezer, washing machine and full size dishwasher. Cupboard houses the gas boiler and another houses the hot water cylinder. Space for a dining table.

Spacious and bright living room with sliding doors onto the good size, private, west facing balcony.

Both bedrooms are double rooms, and both have fitted wardrobes. The master room is a particularly spacious room.

The modern bathroom has both a bath and a shower cubicle. There is an inset WC and wash hand basin with vanity unit. Tiled floor, chrome heated towel rail, partly tiled walls and two obscured glazed windows.

Outside

Well maintained gardens mainly laid to lawn with various established shrubs throughout.

The flat is conveyed with a garage which is located at the rear of the development, and there is space to park a vehicle in front of the garage. Additional casual parking bay at the front.

Tenure and Maintenance

We understand the property owns a share in the freehold with the balance of a 999 year lease from 1966 remaining. No ground rent is payable.

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

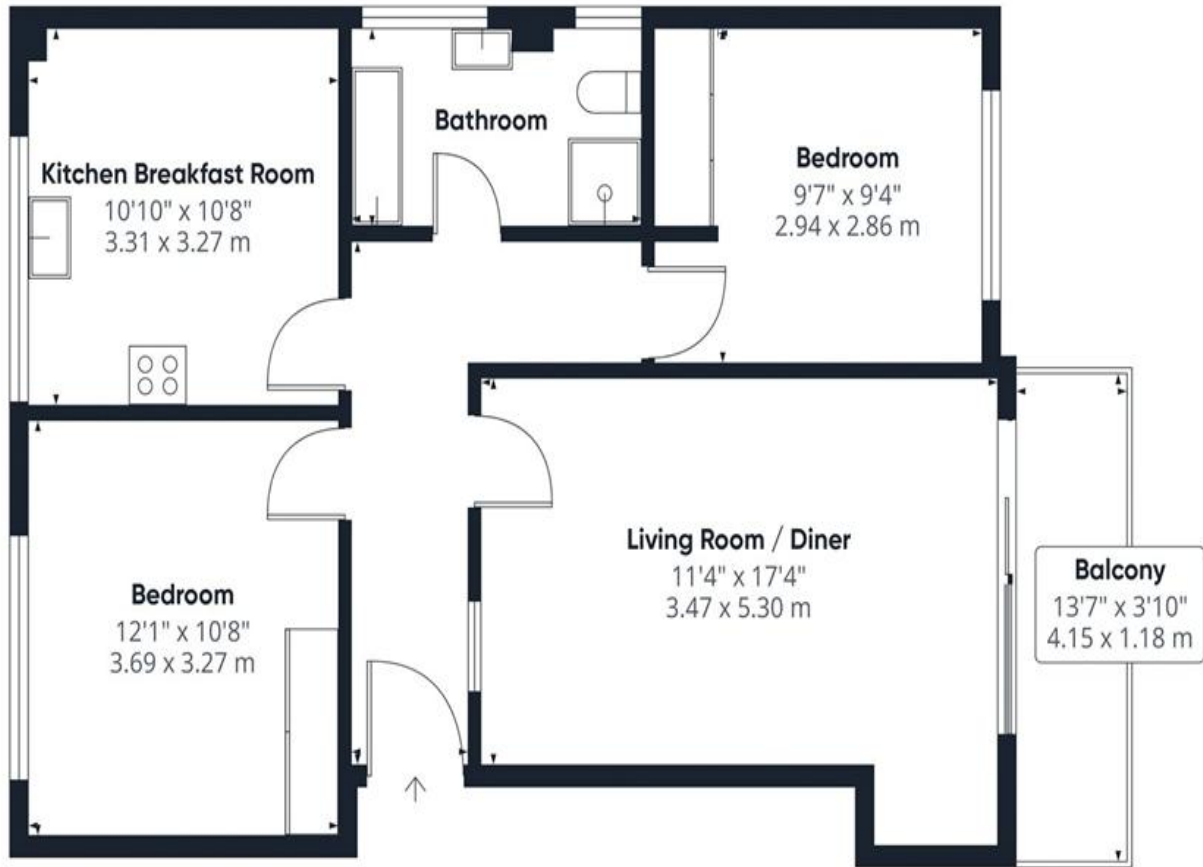
Holiday lets are NOT permitted. Pets are permitted with prior consent.

Council tax band C.



KEY POINTS

- No onward chain
- Two double bed first floor flat
- Share of freehold, no ground rent payable
- West facing balcony, garage and parking
- Short walk via the Chewton Bunny straight to the beach
- Close to the High Street and bus stops
- Refurbished throughout



Approximate total area^m

707 ft²
65.7 m²

Balconies and terraces

53 ft²
4.9 m²

(1) Excluding balconies and terraces

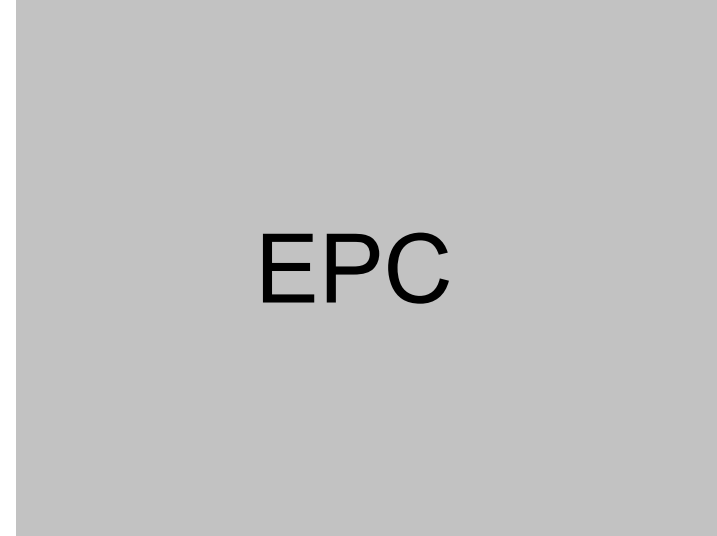
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



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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