17B, Stuart Road, Highcliffe, Christchurch,
Dorset, BH23 5JS

Asking Price £289,950

2
Bedrooms

1
Living

2
Bathroom/WC

Y
Parking/Garage



EST 1992

THE PROPERTY PROFESSIONALS
Slades Estate Agents

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‘A first floor flat located between the high street and the beach’

A SPACIOUS FIRST FLOOR FLAT LOCATED BETWEEN THE HIGH STREET AND THE BEACH. PURPOSE BUILT AS JUST TWO PROPERTIES, EACH WITH THEIR OWN PRIVATE ENTRANCE, A GARAGE, AND A SHARE IN THE FREEHOLD. THE FFF HAS 2 LARGE BEDROOMS, A DUAL ASPECT LIVING ROOM WITH SOUTH FACING BALCONY, AND AN ADDITIONAL WC.

Access to the property via a private front door. Stairs lead to the spacious hallway where doors lead to accommodation. Access to the large loft via pull down ladder. Option to create additional rooms or ideal as storage or hobby space.

The spacious dual aspect lounge diner has patio doors leading out to the south facing balcony.

Both bedrooms are particularly large in comparison to many similar properties, and one has a built in storage cupboard.

There is a wet room comprising a shower area, wash hand basin and WC, and then an additional cloakroom with WC and wash hand basin.

The kitchen comprises a range of eye and base level units with cupboards and drawers, with space for appliances. A larder provides storage and houses the combi gas boiler.

Outside

The property is conveyed with an allocated garage which is located at the rear.

Tenure & Maintenance

We understand the annual maintenance charge is payable on an 'as and when basis', agreed between the two flats.

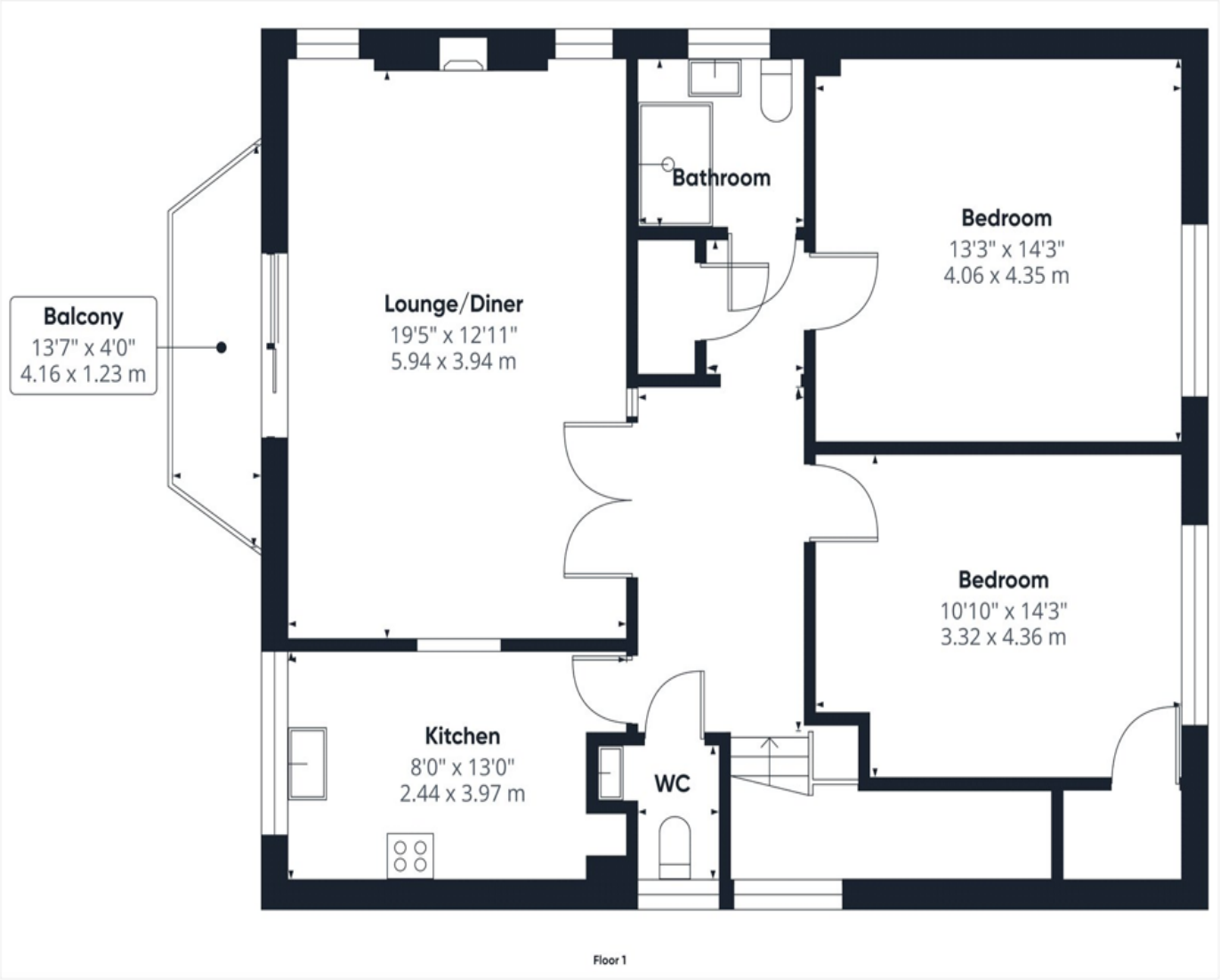
We understand that the property owns a share in the freehold with the balance of a 999 year lease from 1984. No ground rent is payable.

Council Tax Band C.



KEY POINTS

- One of just two apartments in small development
- Private ground floor entrance
- Share of freehold and no expensive maintenance
- Two particularly large bedrooms
- Large loft with potential to convert
- Lovely dual aspect lounge diner with a south facing balcony
- Garage and 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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EPC

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