



**36 Seward Court, Lymington Road, Highcliffe, Dorset. BH23 5HD**

**£130,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 277 777





**36 Seward Court, Lymington Road, Highcliffe, Dorset. BH23 5HD**

**£130,000**

A superbly presented WEST facing top floor apartment situated in this prestigious McCarthy and Stone Development for the over 60's located in the heart of Highcliffe town centre and within walking distance of all the local amenities and beaches. The property has wonderful views across the treetops from the principal rooms and is offered with no forward chain. Keys available from our office.



## COMMUNAL ENTRANCE

Secure entry phone system, double doors lead into the Communal lounge with the House Manager's office adjacent, stairs and lift rise to all floors.

## ENTRANCE HALL

A welcoming and bright reception with large storage cupboard housing the Pulsacoil electric hot water system, slatted shelving adjacent and ceiling light point. Ceiling light point, Careline system and entry phone on the wall. Door to:

## BEDROOM (15' 6" MAX X 8' 8") OR (4.72M MAX X 2.65M)

Narrowing in part to 3.59m. A lovely outlook from the UPVC double glazed windows providing horizon and treetop views over the West facing aspect. Mirror fronted concertina doors housing hanging space and shelving. Numerous power points, Careline pull cord, wall mounted electric night storage heater, television and telephone points.

## SHOWER ROOM

Fitted with a three piece suite comprising walk-in double length enclosed shower cubicle with chrome fittings, inset wash hand basin with vanity unit beneath and low level flush WC. Wall light point with integrated shaver, large mirror, ceiling light point, wall mounted electric towel radiator, wall mounted Dimplex fan heater. Fully tiled walls, carpeted flooring.

## LIVING ROOM (17' 9" X 11' 2" MAX) OR (5.40M X 3.40M MAX)

A fantastic living room with Juliette style balcony facing West to enjoy the afternoon sun and providing wonderful treetop and horizon views, window adjacent. Ceiling light point, power points, television point, wall mounted electric night storage heater. Storage cupboard housing the electric meter and consumer unit. Double doors with opaque glazed inserts leads through to the:

## KITCHEN (8' 11" X 5' 8") OR (2.73M X 1.73M)

Fitted with a U-Shaped range of base and wall mounted units with areas of laminate roll top work surface over. Integrated under counter fridge and freezer, inset four ring ceramic hob with filter extractor canopy over and eye level fan assisted oven adjacent. Stainless steel sink unit with mixer tap over and drainer adjacent. Ceiling light point and under cupboard lighting. Two UPVC double glazed window to the West aspect.

## OUTSIDE

The development sits amongst well tended communal gardens offering a large patio area to the rear of the development sitting adjacent to the High street so you can see and hear the hustle and bustle of the vibrant town centre whilst being in your own South facing hideaway. The remainder of the communal grounds are laid to mature shrub and plant borders along with a communal buggy park and unallocated car parking for the residents of Seward Court and their visitors.

## COMMUNAL FACILITIES

The development benefits from a large communal living room with access onto the South facing gardens, a communal laundry facility as well as a Guest Suite which can be booked with the House Manager for friends or family.

## LEASEHOLD & MAINTENANCE FEES

The property benefits from the remainder of a 125 years lease with approx 108 years remaining. Ground Rent is currently payable annually and is set of £395. An annual service charge is also levied and is currently £3728.44 per annum.

## DIRECTIONAL NOTE

From our office proceed East down the High Street towards the main traffic lights. At the traffic lights turn left into Gordon Road and immediately left into Seward Court.

## 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.

## TENURE

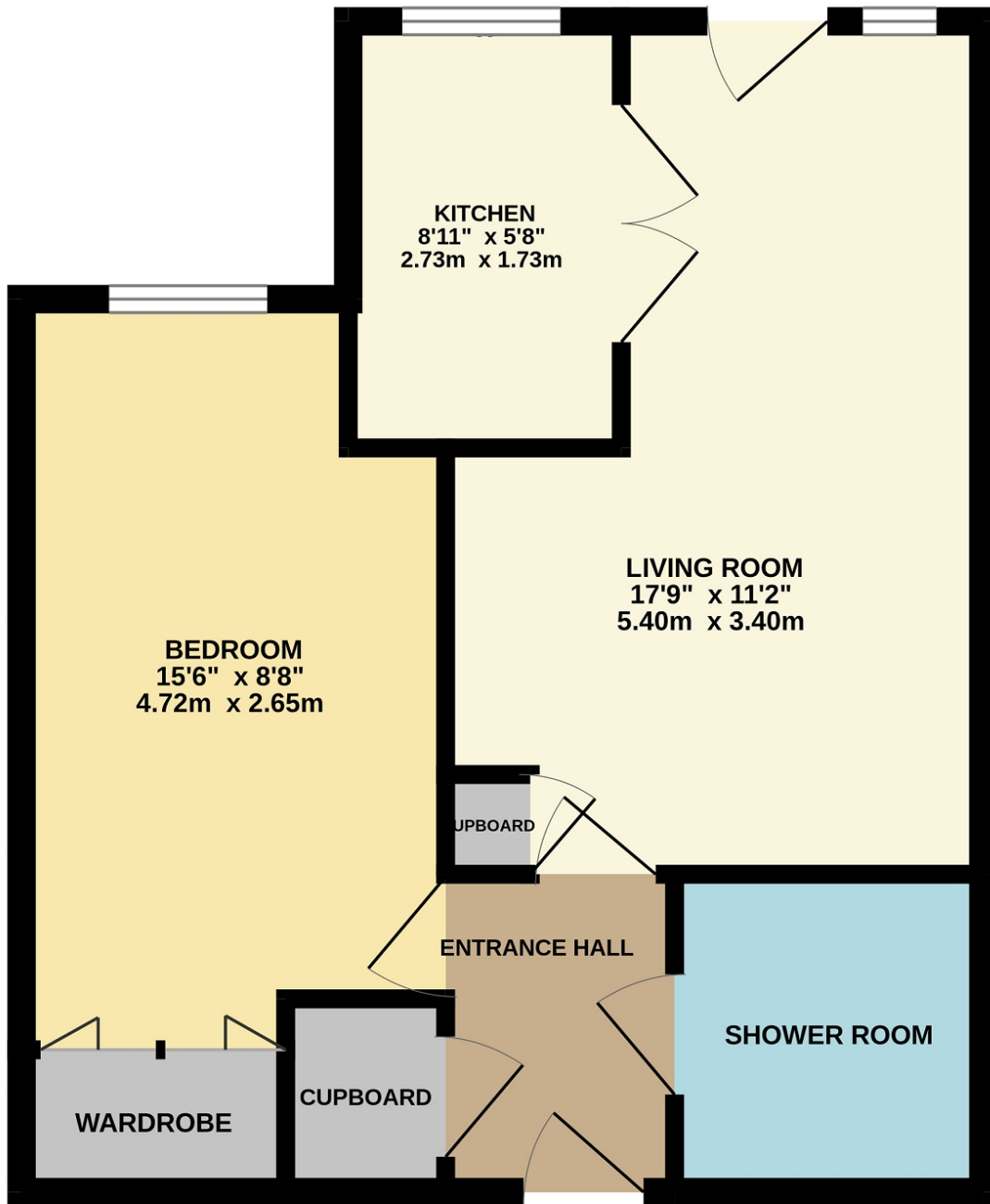
The resale tenure for this property is Leasehold

## EPC RATING

The EPC rating for this property is C79



GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 447 sq.ft. (41.5 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.  
Made with Metropix ©2023

**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
highcliffe@rossnicholas.co.uk