



**7 Fairview 280 Lymington Road, Highcliffe, Dorset. BH23 5ET**

**£400,000**



**Ross Nicholas & Company Limited**  
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Dorset, BH23 5EY  
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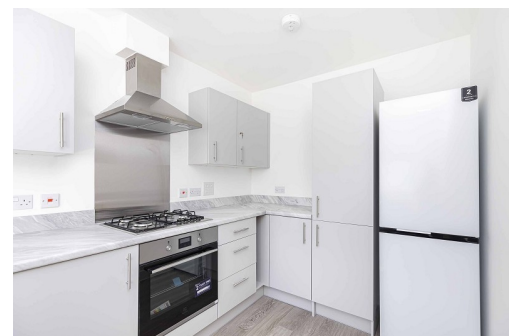




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### **£400,000**

OPEN HOUSE LAUNCH 23rd September 10am-2pm. A superbly appointed three double bedroom, three storey townhouse situated in the heart of Highcliffe Village centre and constructed by the multi-award winning Pennyfarthing Homes to an exacting standard. The property comes with an allocated parking space, small and easy to maintain rear garden and a 10 Year 'One Warranty' for peace of mind.



## ENTRANCE HALL

Accessed via a composite door with part opaque glazed inserts. Ceiling light point, wall mounted panelled radiator. Door to:

## GROUND FLOOR WC

Fitted with a modern white suite comprising low level flush WC and pedestal wash hand basin. UPVC opaque double glazed window to front, vinyl flooring, ceiling light point, wall mounted panelled radiator.

## KITCHEN

Situated to the front of the property and providing a lovely outlook over the courtyard to the front and high street beyond. Fitted with a gas hob and electric oven, fridge/freezer and washing machine. Inset stainless steel sink unit with drainer adjacent and mixer tap over. UPVC double glazed window to front, ceiling light point. Cupboard housing the Gas fired boiler.



## LIVING/DINING ROOM

Providing a lovely outlook over the rear garden via a UPVC double glazed door and windows to each side and further window in the Dining area. Large under stairs storage cupboard with power point and light. Numerous power points, wall mounted panelled radiator, ceiling light point. Television point.



## FROM THE ENTRANCE HALLWAY STAIRS RISE TO THE:

### LANDING

Access provided to all First Floor rooms, ceiling light point.

### BEDROOM 2

Situated to the front of the property with a large recess behind the door which could double up as wardrobe space or a small study area. Two UPVC double glazed windows provide outlook over the courtyard area and through to the High street. Wall mounted panelled radiator, ceiling light point.



### BEDROOM 3

Situated to the rear of the property and providing an outlook over the rear garden via UPVC double glazed window. Ample space for fitted or freestanding bedroom furniture, ceiling light point, wall mounted panelled radiator.

### BATHROOM

Fitted with a modern three piece suite comprising panel enclosed bath with mixer tap over and wall mounted hand shower unit above, glazed screen adjacent, low level flush WC and pedestal wash hand basin. Fully tiled walls around the bath/shower area, vinyl flooring, ceiling light point, wall mounted chrome ladder style towel radiator. UPVC opaque double glazed window to rear.

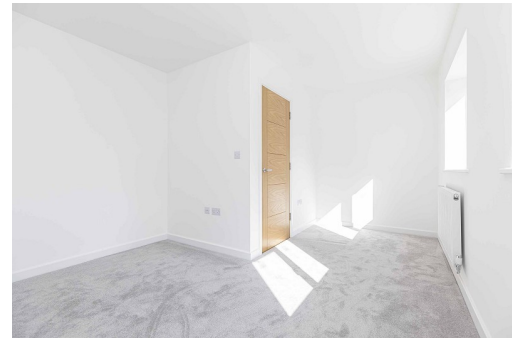
## FROM THE LANDING STAIRS RISE TO THE:

### SECOND FLOOR LANDING

Door to the large airing/storage cupboard housing the hot water cylinder and additional storage space. Door to:

### BEDROOM 1

Situated on the top floor and as such enjoying an elevated view down towards the High street. A large room with built-in sliding door, mirror fronted wardrobes housing hanging space and shelving. Ceiling light point, wall mounted panelled radiator.



### OUTSIDE

The rear garden is a wonderful feature of the property with a paved patio immediately abutting the Living/Dining Room with the remainder then laid to lawn. A timber storage shed will be provided and the garden enclosed by timber fencing with a pedestrian access gate to the side in turn leading to:

### THE APPROACH

Laid to block paving with a small area of planting and an allocated parking space for each property.

### SERVICE CHARGE

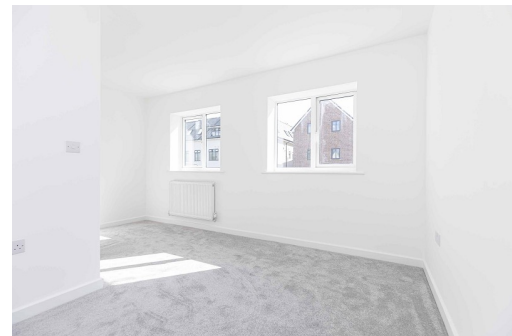
We understand that a nominal amount will be payable by the houses towards the upkeep of the communal parking area and maintenance of the surface water pumping station.

### NEW HOMES WARRANTY INFORMATION

We understand that a 10 Year 'One Guarantee' will be provided upon Completion.

### DIRECTIONAL NOTE

From our office in Highcliffe proceed in a Westerly direction along the High Street until reaching Fairview just before The Globe public house.



### PLEASE NOTE

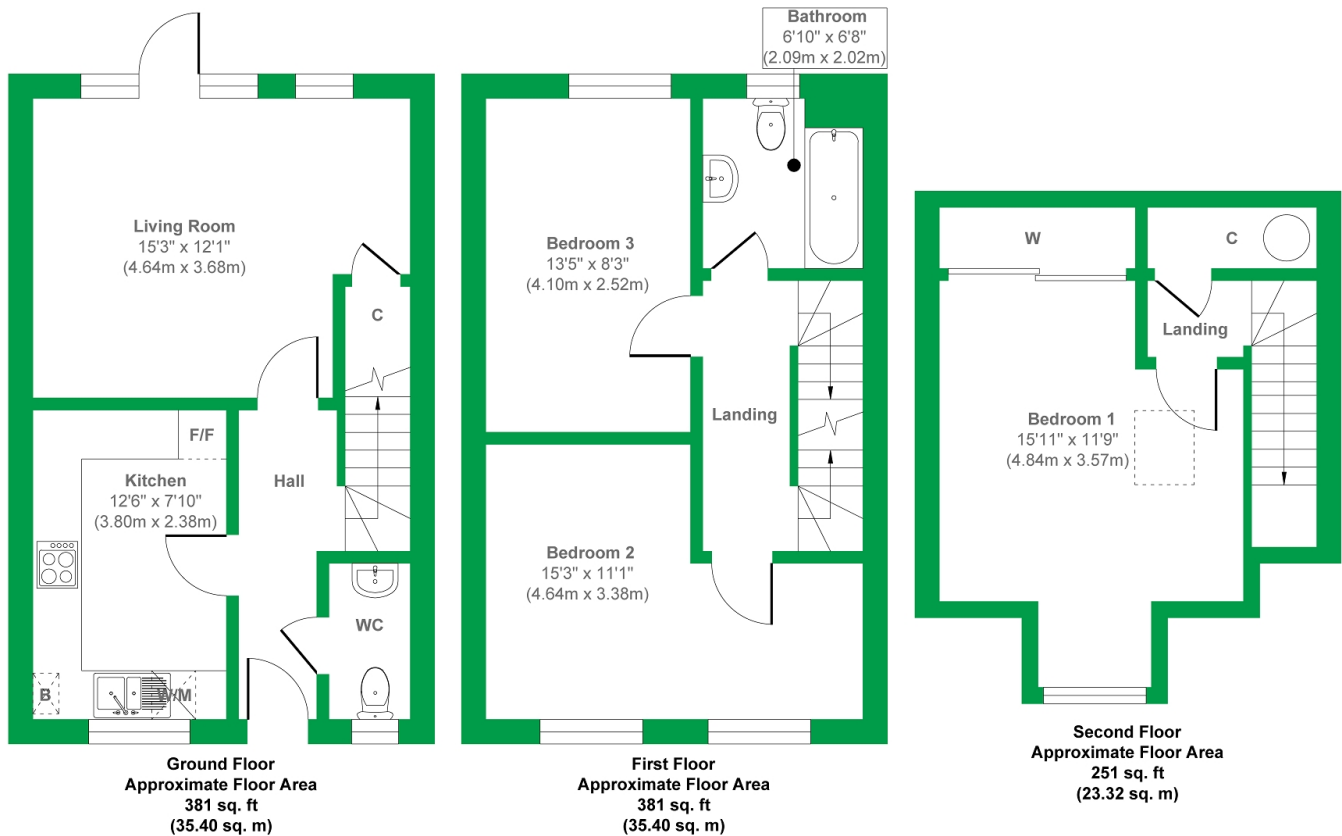
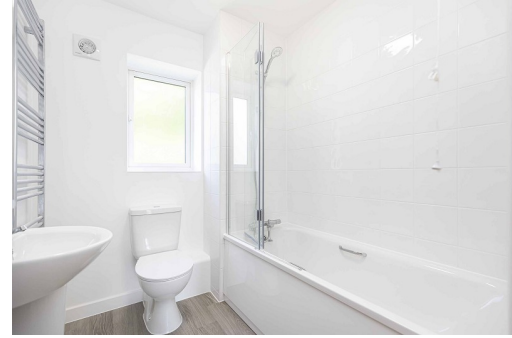
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

### TENURE

The resale tenure for this property is Freehold

## EPC RATING

The Predicted EPC rating for this property is 84 B but will be confirmed in due course.



**Approx. Gross Internal Floor Area 1013 sq. ft / 94.12 sq. m**  
Illustration for identification purposes only, measurements are approximate, not to scale.  
Produced by Elements Property

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