



**Cottage 1 Elizabeth Court, Wortley Road, Highcliffe, Dorset. BH23 5DT**  
**£1,395 Per Calendar Month**



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







## **Cottage 1 Elizabeth Court, Wortley Road, Highcliffe, Dorset. BH23 5DT**

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An immaculately presented fully furnished two bedroom semi-detached chalet bungalow situated within the sought-after Elizabeth Court development in Wortley Road. The property has been meticulously updated during our vendors occupation, boasting a high quality Kitchen and neutral tones throughout. The property benefits a garage in a nearby block and a private South facing patio garden. Available end of July/early August.





## ENTRANCE HALL

Accessed via UPVC double glazed door with double glazed side window and outside wall lantern. Ceiling light point, wall mounted double panelled radiator, modern safety trip consumer unit, wall mounted Honeywell central heating thermostat, higher than average ceilings, staircase to first floor and multi-glazed door provides access to the:

## LIVING ROOM (15' 3" X 11' 9") OR (4.65M X 3.59M)

A truly stunning reception room with vaulted ceiling and feature beam with Velux window flooding the room with natural light from the South. Double glazed patio doors provide access to South facing patio and courtyard garden, enclosed by privacy wall, shrubs and bushes providing colour and greenery to the kitchen and sitting room aspects. Patio benefits from outside light and a side gate providing direct access to parking area and garage area. Additional double glazed window facing side aspect with window opener, double panelled radiator, numerous power points. TV aerial connection point, telephone connection point, three wall uplighters, three ceiling downlights over the dining area and galleried landing above.



## KITCHEN (11' 10" X 7' 6") OR (3.61M X 2.28M)

A recently fitted modern kitchen with a comprehensive range of base and wall mounted cupboards and drawer units. Quartz work surface in part to three walls. Inset stainless steel sink with mixer tap over and inset drainer adjacent. Integrated appliances include: slim-line dishwasher, washing machine and an under counter electric fan assisted oven. Inset four ring gas hob with filter extractor over. Space for an upright fridge/freezer. Inset ceiling spotlights, window to the rear, wall mounted double panelled radiator, LVT flooring and power points.



## BEDROOM 1 (11' 7" X 9' 7") OR (3.52M X 2.93M)

A good sized ground floor double bedroom with double glazed window facing an easterly aspect. Ceiling light point, wall mounted double panelled radiator and power points. There is a comprehensive range of fitted wardrobes flanking one wall with mixture of shelving and hanging within.

## SHOWER ROOM

Fitted with a modern white suite comprising of low level flush WC, wall mounted wash hand basin with vanity drawer below and feature mirror over with shaver socket. Full size shower area to one wall with glazed shower screen with adjustable shower mixer bar with adjustable shower mixer above. Ceiling light point, LVT flooring, tiling to full height and a ceiling extractor.



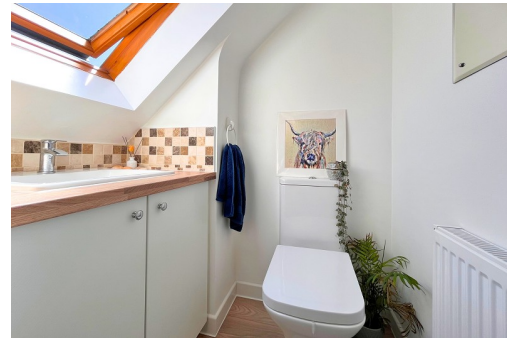
## STAIRS RISE TO THE:

## LANDING (10' 7" X 9' 8") OR (3.23M X 2.94M)

The landing splits in two with staircase providing access to Bedroom Two or continues in the opposite direction to the galleried landing which is located above the Sitting Room. This area acts as a second reception area and could be used as an occasional third Bedroom or Study. Triangular shaped window facing South, the room also benefits from two additional Velux windows, two ceiling light points, hatch to eaves storage space and power points.

## BEDROOM 2 (11' 8" X 9' 11") OR (3.56M X 3.03M)

A bright and well proportioned bedroom with sloping ceilings to one side with Dormer window facing an easterly aspect. Ceiling light point, wall mounted double panelled radiator and power points. Door provides access to:



## CLOAKROOM

Wash hand basin with monobloc mixer tap and vanity unit beneath. Low level WC. Velux window above, ceiling extractor, ceiling light point and a wall mounted double panelled radiator.

## GARAGE & PARKING

The property benefits from well kept communal gardens which surround Elizabeth Court which are looked after by the Management Company to a very high standard. Tarmac drive sweeps past the property and provides access to parking at the rear of the property. The garage is located in the far left-hand corner backing South/West.

## DIRECTIONAL NOTE

From our Office in Lymington Road proceed East until reaching the traffic lights and turn right into Waterford Road. Then take the first right into Wortley Road and Elizabeth Court can be found on the left hand side.

## 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.



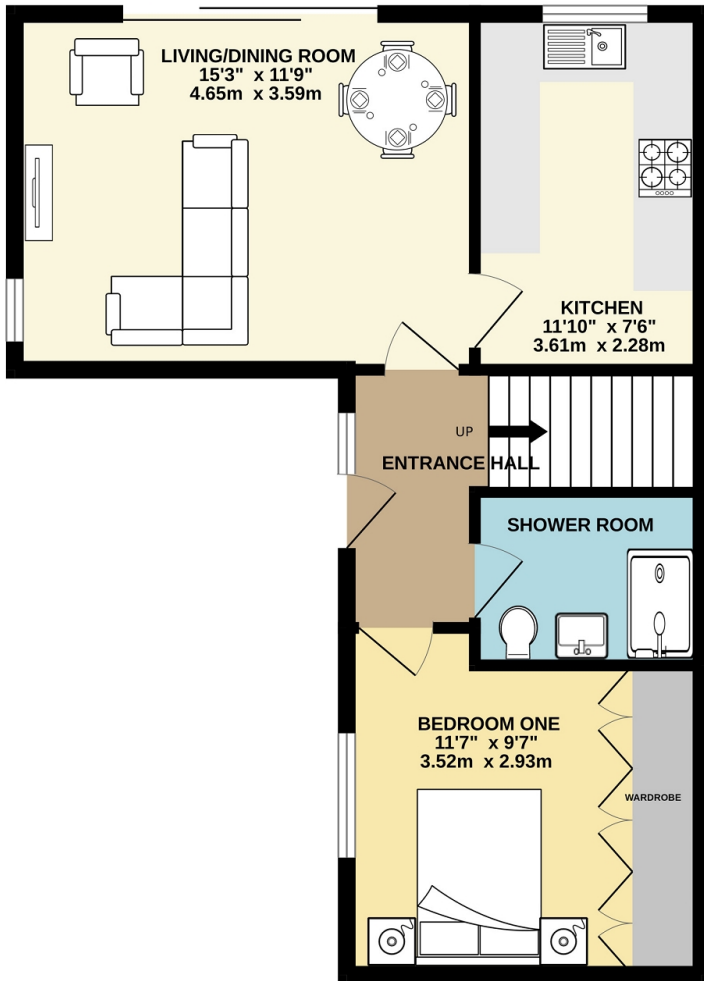
## DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

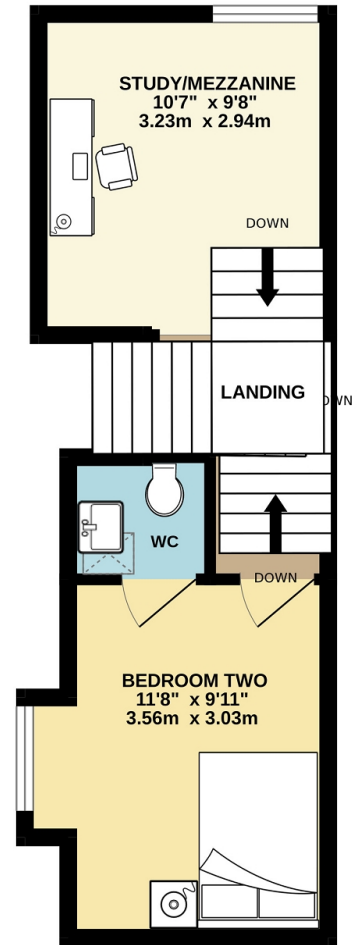
## EPC RATING

The EPC rating for this property is C 69

GROUND FLOOR  
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.



TOTAL FLOOR AREA: 782 sq.ft. (72.7 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.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.