



8 Hoburne Court Hoburne Gardens, Highcliffe, Dorset. BH23 4SN

Guide Price £165,000



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
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This charming, vacant, first floor flat in Highcliffe is perfect for first-time buyers or those looking to invest in a buy-to-let property. Recently redecorated, the property boasts a balcony overlooking the communal grounds, a large double bedroom with built-in wardrobes, a kitchen, and a spacious living/dining room. The property also includes a garage in the block, with both lift and stairs providing easy access to all floors. Situated within walking distance to local shops and just a mile from the beaches (approx), this flat offers the best of both worlds - city convenience and seaside tranquillity. Highcliffe is a sought-after area known for its beautiful surroundings, making it an ideal place to call home or attract potential tenants as a rental property.



COMMUNAL ENTRANCE

Entry buzzer system with stairs and lift rising to the first floor with personal access door leading into the:

ENTRANCE HALL

A Airing cupboard with hot water cylinder and slatted linen shelving, ceiling light point, power point and telephone point. Archway through to the:

KITCHEN

Fitted with a range of base and wall mounted cupboard and drawer units with areas of laminate roll top work surface over. Space for freestanding appliances including hob/oven, fridge/freezer and washing machine. Inset stainless steel sink unit with drainer adjacent. Cupboard housing the electric fusebox. UPVC double glazed window overlooking the communal grounds to the rear. ceiling light point, power points, part tiled walls and tiled splash back.

LIVING/DINING ROOM

A fantastic sized room flooded with light from the large UPVC double glazed sliding doors which then lead onto the balcony. Ceiling light point, wall mounted electric night storage heater, power points, television point. Door to the:

INNER HALLWAY

Providing access via double doors to a very large storage cupboard with shelving. Ceiling light point. Door to the:

BEDROOM

A great sized double bedroom with two built-in wardrobes both housing hanging space and shelving. Large UPVC double glazed window to the rear overlooking the communal grounds, wall mounted electric night storage heater, ceiling light point, power points.

BATHROOM

Fitted with a white suite comprising panel enclosed bath with mixer tap and wall mounted hand shower attachment over, curtain pole for shower curtain overhead, pedestal wash hand basin and low level flush WC. Part tiled walls, tiled shower surround, vinyl flooring, wall mounted Dimplex fan heater, ceiling light point.

BALCONY

Accessed from the Living/Dining Room and providing a lovely outlook over the communal grounds to the rear and enclosed by metal balustrade.

OUTSIDE

The property sits amongst immaculate park-like grounds with expansive areas of well maintained lawn with mature shrubs and plants interspersed and mature trees along the borders. To the rear of the block there are then steps down to the:

GARAGE & PARKING

The garage is situated in the nearby block and benefits from a metal up and over door. Parking is available close by for residents and their visitors both within Hoburne Gardens and in the surrounding roads which encompass the borders of the development.

LEASEHOLD & MAINTENANCE FEES

The property benefits from the balance of a previously extended lease and has around 103 years remaining. Maintenance is currently payable bi-annually and is around £1400 each time and an Annual Ground Rent is payable at £125.

DIRECTIONAL NOTE

From our office in Highcliffe proceed West along Lymington Road taking the right hand turn into Nea Road just before the Highcliffe Golf Club. At the end of the road turn left onto Smugglers Lane North and follow the road round. Just opposite the shops at Sauflands you will see Smugglers Wood Road on the right hand side, turn here and proceed until reaching Hoburne Gardens on the left and turn here and follow to the end.

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.

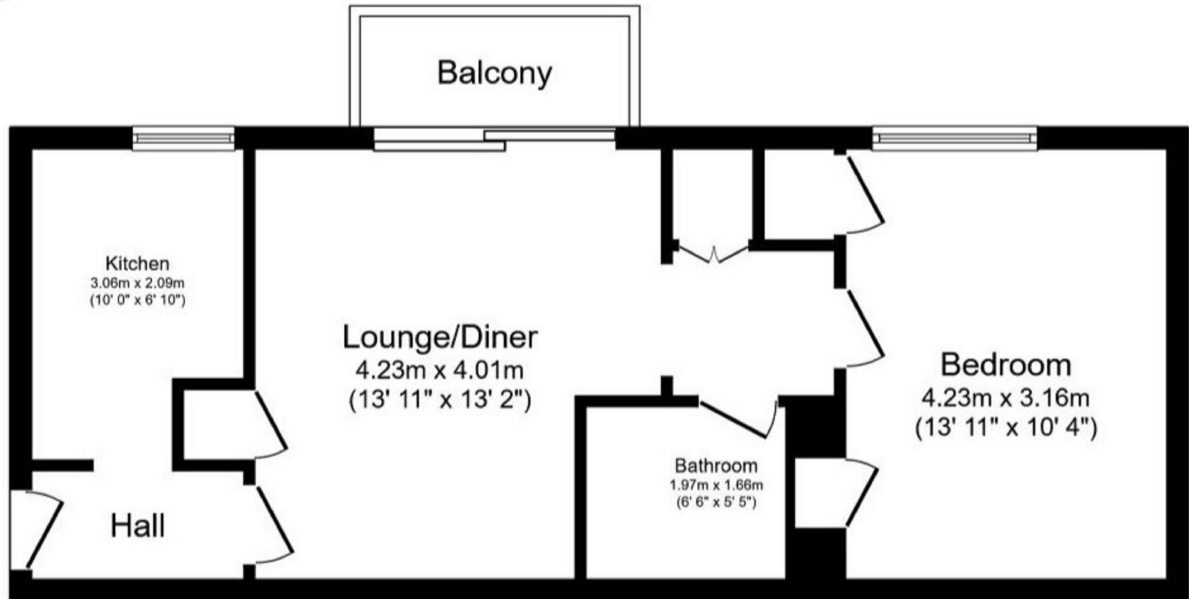
TENURE

The resale tenure for this property is Leasehold

EPC RATING

The EPC rating for this property is D60





Total floor area 47.2 m² (508 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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