



Flat 6 Homecliffe House

466-470 Lymington Road, BH23 5HG

SPENCERS
COASTAL



A well presented and recently modernised one bedroom ground floor flat, in a popular over 55's development. Featuring it's own private patio door from the well maintained communal gardens

The Property

Through the front door of the apartment, you are greeted by a secure entry system and an emergency intercom for added peace of mind. There is also a very useful cupboard/ storage space off this area. Also off the entrance hallway there is a door to the open plan spacious lounge and kitchen area which provides ample room for relaxation and entertainment. The area has recently had new hard flooring fitted. The lounge also features access to the outdoors, with a patio door next to the window that opens onto and overlooks the well maintained west facing communal gardens.

The kitchen has a range of floor standing and wall mounted units, boasting tiled flooring and a generous amount of worktop space. There is a sink, space for oven, and under counter fridge. Also off the entrance hallway is access the double bedroom, also with a window overlooking the gardens. The bedroom also feature some useful built in wardrobes, and this room has also had hard flooring recently fitted.

The bathroom has recently been updated, and comprises a shower over bath, wc, and a vanity unit basin for convenience. Additionally, there's an emergency pull cord and an extractor fan, ensuring both comfort and safety in this essential space.

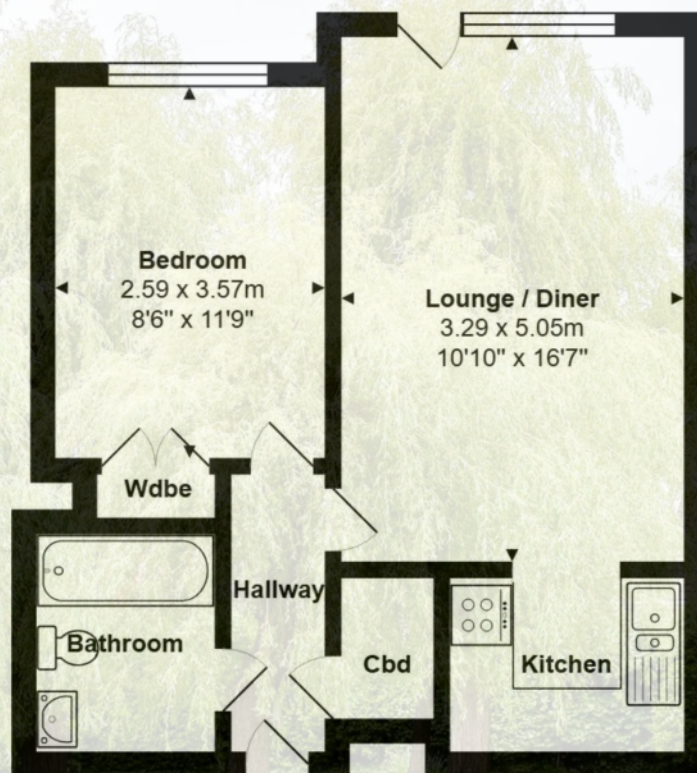
Outside

Homecliffe House is surrounded by expansive communal gardens and grounds, providing residents with a picturesque outdoor space to enjoy. Adjacent to the development is ample off-street parking facilities for both visitors and residents alike.

£99,950



FLOOR PLAN



Total Area: 39.9 m² ... 430 ft²

All measurements are approximate and for display purposes only

Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



Additional Information

Energy Performance Rating: C Current: 78 Potential: 79

Council Tax Band: A

Tenure: Leasehold

Ground Rent: £782.54 per annum

Maintenance Charge: £2,373.54 per annum

Lease Length: 99 years from September 1979

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity

Parking: Communal, no allocated space

Points Of Interest

Highcliffe Town Centre	0.1 miles
Highcliffe Beach	0.5 miles
Mudeford Quay	2.9 miles
Highcliffe School	1.7 miles
Hinton Admiral Train Station	1.6 miles
Bournemouth Airport	7.9 miles
Bournemouth Centre	9.0 miles
London	2 hours by train

For more information or to arrange a viewing please contact us:

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