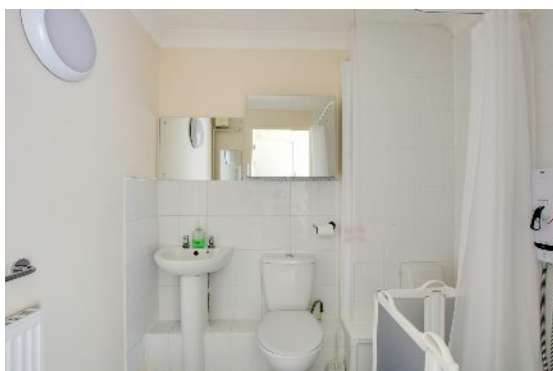




51 Homecliffe House

466-470 Lymington Road, BH23 5HG

SPENCERS
COASTAL



A well-appointed ground floor apartment situated within a purpose-built development. Additionally, the property features communal gardens, and a guest en-suite bedroom that is also available for hire

The Property

As you step into the apartment, you are greeted by a secure entry system and an emergency intercom for added peace of mind. The spacious open-plan lounge and kitchen area provides ample room for relaxation and entertainment. The lounge also features access to the outdoors, an emergency pull cord, and a Honeywell central heating thermostat control for comfort and convenience.

The modern kitchen is fully equipped and functional, boasting tiled flooring and a generous selection of wall and floor cupboards. It includes a wall oven and a electric cooker. Additionally, there's designated space for a freestanding fridge/freezer and a washing machine, ensuring all your needs are met.

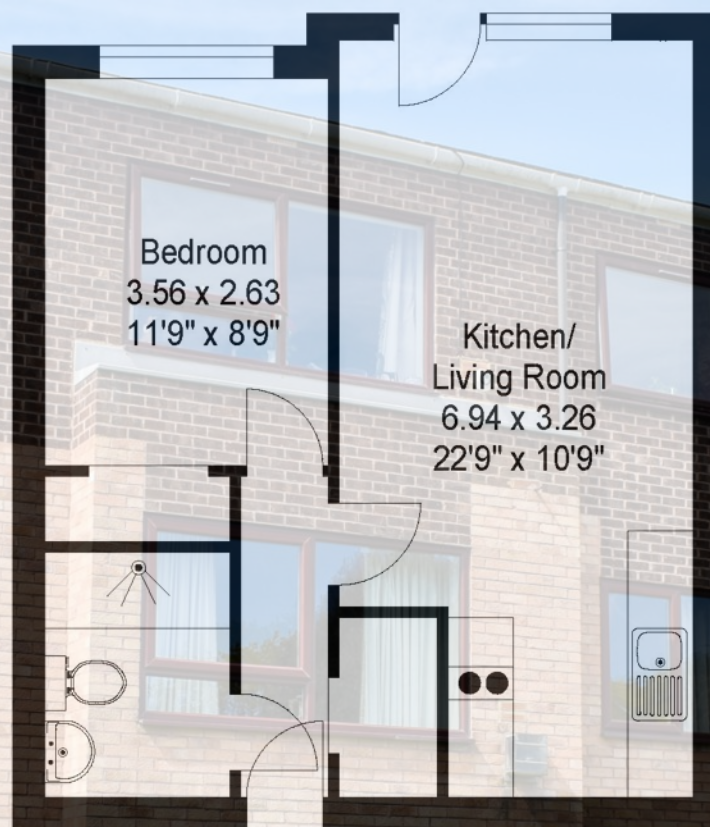
In the bathroom, you'll find a practical walk-in shower equipped with removable guardrails for accessibility. Other features include a WC with a low-level flush, a vanity unit basin for convenience, and a bathroom cabinet for storage. Additionally, there's an emergency pull cord and an extractor fan, ensuring both comfort and safety in this essential space.

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.

£105,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 41sq.m. or 441sq.ft.

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NOT TO SCALE**

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.



Located in the heart of Highcliffe Town Centre, it offers convenient access to local amenities, the cliff-top, and the beach

Services

Energy Performance Rating: D Current: 65 Potential: 74
Council Tax Band: A
Tenure: Leasehold

Maintenance Charge: £1,116, paid every 6 months
Lease Length: 125 years from 2018

All mains services connected

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Points Of Interest

Highcliffe Town Centre	0.1 miles
Highcliffe Beach	0.5 miles
Mudford 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:

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk