



1 Wycombe Court, Ranelagh Road, Highcliffe, BH23 5DY

PETTENGELLS
ESTATE AGENTS

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- Fantastic location just 100m from Highcliffe cliff top
- Share of Freehold (no ground rent)
- Two double bedrooms, each with built in wardrobes
- Lovely views from sitting room patio and dining room.
- Updated shower room and WC
- Garage in nearby block
- Delightful communal gardens
- Access to beach via private footpath
- Separate dining room
- Spacious 23ft sitting room with doors to patio
- Gas-fired central heating
- Council Tax: Band D
- EPC Rating: Band D



£425,000

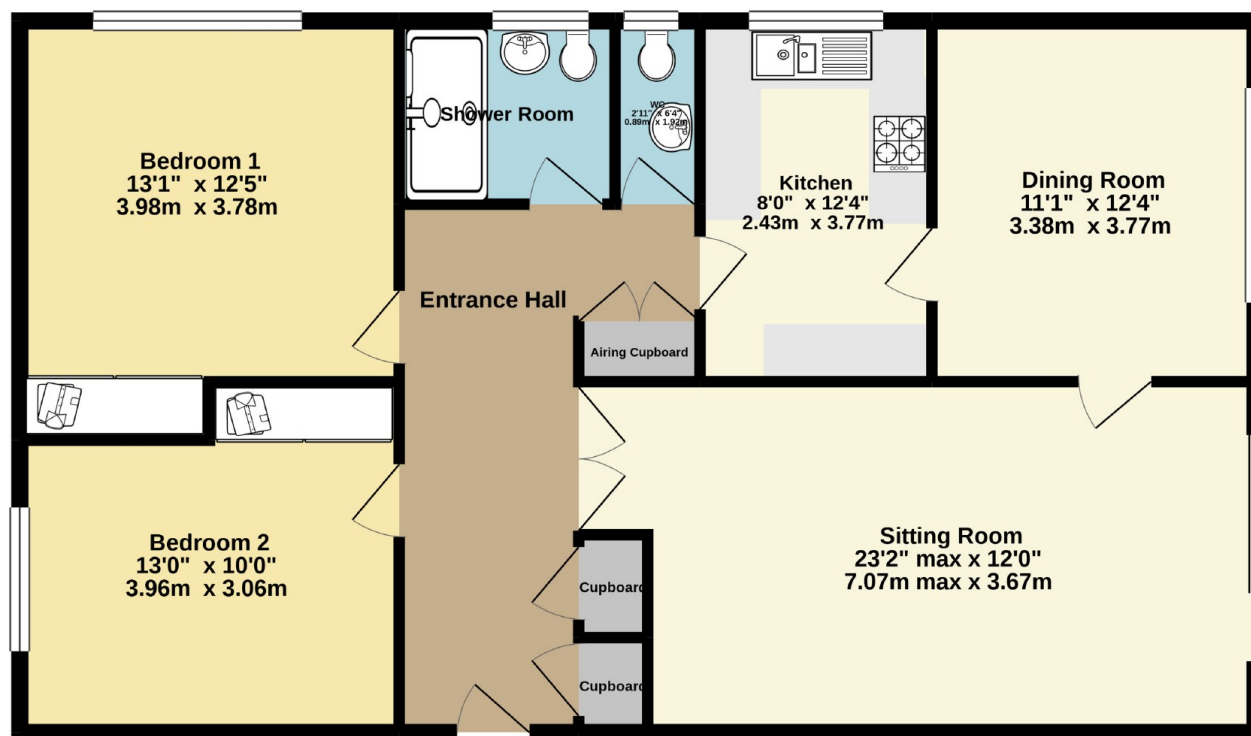


AN ENVIABLY LOCATED GROUND FLOOR APARTMENT of 1034 sq ft, sited on beautiful communal gardens approximately 100 metres from Highcliffe's lovely beaches.

The property benefits from some sea views and there is access, via a private footpath, directly onto the beach. In addition, Highcliffe's shops and services are conveniently within walking distance. The property features generous room sizes, south facing patio off the sitting room, a separate dining room, built in wardrobes to both double bedrooms, modern shower room and additional cloakroom, gas-fired central heating, visitor parking and garage in nearby block. Offered for sale with no forward chain and a share of the freehold.

Nearby Christchurch has a wide range of amenities with more extensive facilities to be found further afield at Bournemouth.

GROUND FLOOR 1034 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA: 1034 sq.ft. (96.1 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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