



3 Burnside, Highcliffe, Christchurch, BH23 4QZ



A spacious ground floor apartment overlooking the duck pond situated in a quiet location close to the beach

- Cash buyers only
- Two bedrooms
- Garage in block
- Modern gas fired boiler
- Well-tended communal gardens
- Less than 1 mile to the beach
- Amenities nearby
- Quiet, tucked away location
- Scope for improvement
- No onward chain

GUIDE PRICE:

£220,000 (leasehold)

EPC RATING:

Band - tbc



LOCATION

The location is a particular feature of the property, it is tucked away in a quiet cul-de-sac overlooking a pretty duck pond fed by Bure Brook with a number of local amenities nearby. Highcliffe beach is less than a mile away, whilst Highcliffe village is 1.5 miles and Christchurch 3 miles.

THE PROPERTY

Due to the lease length the property is only suitable for cash buyers.

The property is a bright and spacious, purpose-built ground floor apartment. Whilst it has been well maintained throughout, there is now scope and potential for improvement.

The accommodation briefly comprises; its own private front door leading to the entrance hall where there are two fitted store cupboards.

The light and spacious sitting/dining room has a large window overlooking the communal gardens and duck pond. The kitchen has a range of base and eye level units with a fitted oven and hob along with a recently fitted wall mounted gas fired boiler. There is space for a fridge/freezer and washing machine.

There are two double bedrooms, bedroom one has a range of fitted wardrobes. The bathroom has a white three-piece suite.

Outside, there is a single garage in block. The well-tended gardens are communal laid mainly to lawn.

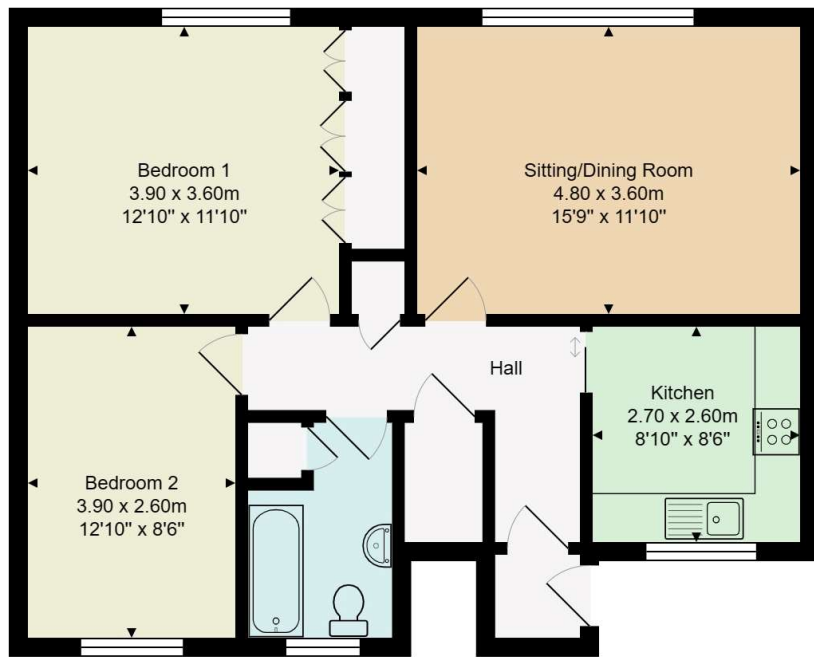
ADDITIONAL INFORMATION

Council tax – B.

Tenure – Leasehold. 99 years from 01/01/73, 47 years remaining.

Ground rent - £1,009.50, 6 monthly (Jan 24-Jun 24)

Service charge – £10 annually



Total Area: approximately 69.3 m² ... 746 ft²
All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

EPC PENDING



Hardwick Estate Agents would like to point out that all measurements and indications of plot size 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 for 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.

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

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