



10 Naish Mews, Dilly Lane, Barton On Sea, Hampshire, BH25 7DH.

£259,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton, Hampshire,
BH25 6DQ
01425 625 500





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An attractive first floor two bedroom apartment located in a select gated development off Dilly Lane in Barton on Sea. The flat benefits from a private entrance door, entrance hall, fitted kitchen, sitting/dining room, 2 double bedrooms, en-suite shower room, bathroom, an allocated parking bay and is within walking distance to Long Meadow and Barton Cliff top.



ENTRANCE PORCH

Undercover Entrance Porch provides access to front door entrance, door leads to Ground Floor Entrance Lobby with ceiling light and power point and staircase which turns to the right and gives access to first floor landing.

FIRST FLOOR LANDING

Three ceiling light points, access to loft via roof hatch, radiator, power point, telephone point, door provides access to airing cupboard housing the Ariston pressurised hot water cylinder with slatted shelving to one side. Space for Hoover, access to safety trip consumer unit and electric meter. Hallway benefits from a Drayton central heating thermostat, smoke detector and door leads to:

SITTING ROOM/DINING ROOM (16' 1" X 12' 9") OR (4.89M X 3.89M)

Coved and smooth finished ceiling, two ceiling light points, UPVC double glazed window facing a Westerly aspect towards Dilly Lane. Power points, TV aerial connection point, double panelled radiator, space for dining table and room continues to provide access to:

KITCHEN (11' 3" X 8' 1") OR (3.44M X 2.47M)

Coved and smooth finished ceiling continues. Two ceiling light points, UPVC double glazed window faces Dilly Lane. Comprehensive range of eye level and floor mounted kitchen units in wood grain effect with Granite Grey laminated roll top work surfaces with one and a half bowl sink unit with single drainer and swan necked mixer tap. Door provides access to Ferrolli gas fired central heating boiler. Fitted Zanussi four ring stainless steel hob with Zanussi oven and grill beneath. Skirting heater. Slimline Electrolux dishwasher, Fitted Electrolux washing machine, integrated Fridge and Freezer. Under pelmet lighting, tiled splash backs, chrome switches and sockets, breakfast bar area, Vinyl cushion flooring.

BEDROOM 1 (12' 0" X 11' 2") OR (3.67M X 3.41M)

Ceiling light point, UPVC double glazed window overlooking the rear aspect of the building with views towards Long Meadow facing East. Power points, radiator with independent thermostat, TV aerial point, range of fitted bedroom furniture, door provides access to:

EN-SUITE SHOWER ROOM (8' 8" X 7' 9") OR (2.63M X 2.36M)

Spacious in size with smooth finished ceiling, ceiling light, ceiling extractor, opaque double glazed window facing rear aspect flooding the room with natural light. White suite comprising low level WC with concealed cistern. Wash hand basin with monobloc mixer tap. Double width shower cubicle with sliding glazed door providing access to Aqualisa shower mixer with adjustable shower attachment. Arrangement of tiling to half height and full height in shower area. Bathroom fittings, radiator with independent thermostat.

BEDROOM 2 (12' 5" X 9' 5") OR (3.78M X 2.87M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing towards Dilly Lane. Radiator beneath with independent thermostat. Range of fitted bedroom furniture, power points, TV aerial point.

BATHROOM (5' 10" X 8' 11") OR (1.77M X 2.71M)

Coved and smooth finished ceiling, ceiling light, ceiling extractor, tiling to full height to two walls, remainder to half height. White suite comprising panelled enclosed bath with mixer taps and shower attachment with bi-fold shower screen, low level WC with concealed cistern, wash hand basin with monobloc mixer tap with shaver point above. Bathroom fittings, radiator, Vinyl cushion flooring.

OUTSIDE

The property is approached via a pair of electric gates providing vehicular access with a pedestrian wrought iron gate adjacent. This in turn leads to the parking area with generous parking for residents and visitors alike. There are areas of communal garden which are mainly laid to landscaped shrub and flower borders providing a very pleasant environment.

LEASEHOLD & MAINTENANCE FEES

The property is held on the remainder of a 125 years lease with approximately 107 years remaining. An annual service charge is levied and is approximately £1,408 per annum and an Annual Ground Rent of £200.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road taking the second turning right into Barton Court Road. At the traffic lights cross over into Barton Court Avenue taking the third turning left into Dilly Lane and Naish Mews will be found on the corner of Dilly Lane and Grove Rad.

PLEASE NOTE

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

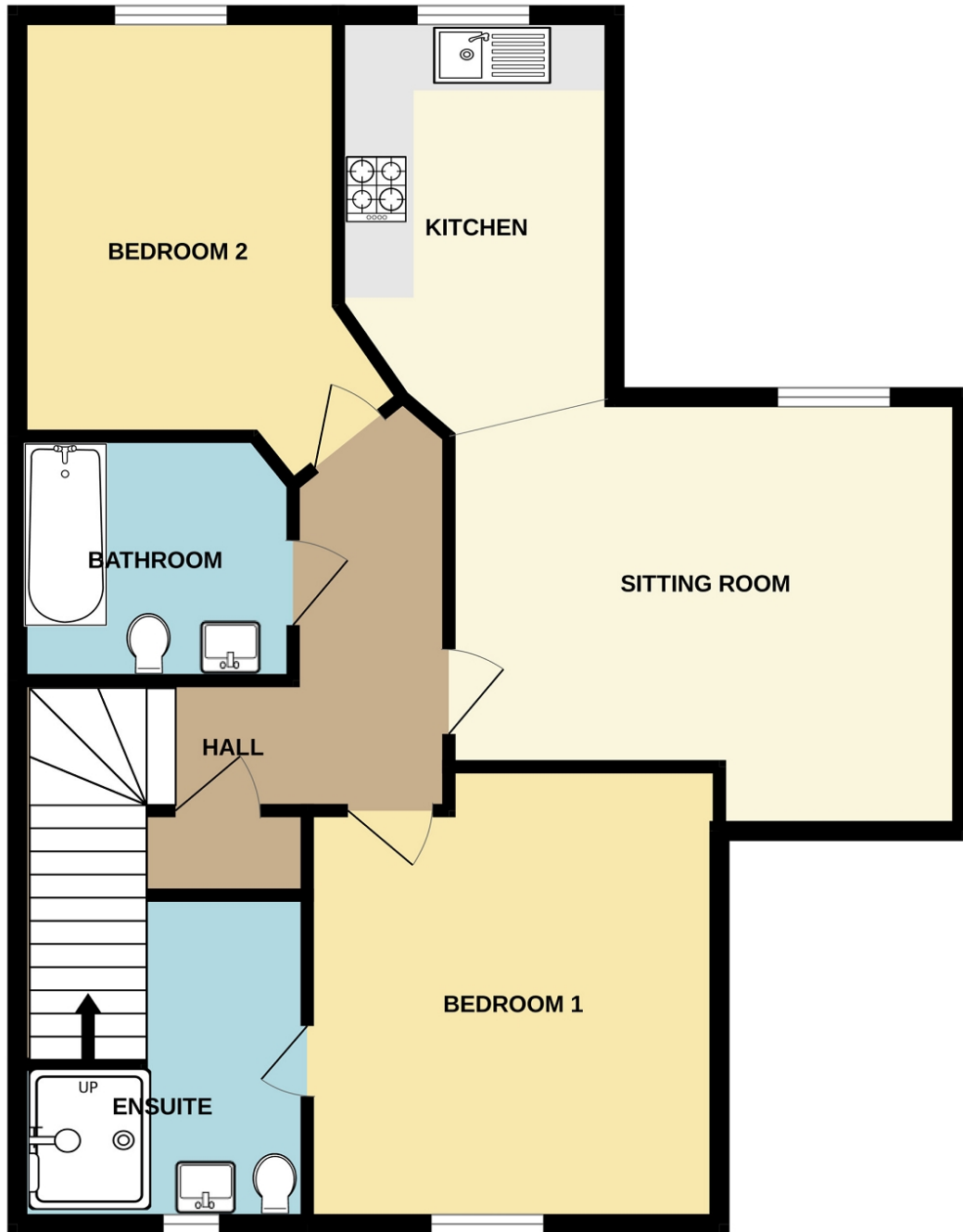
The resale tenure for this property is Leasehold.

EPC RATING

The EPC rating for this property is TBC.



793 sq.ft. (73.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 793 sq.ft. (73.6 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.