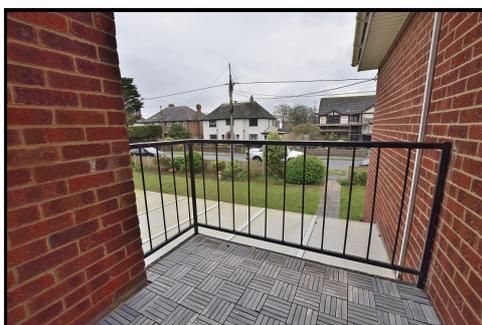
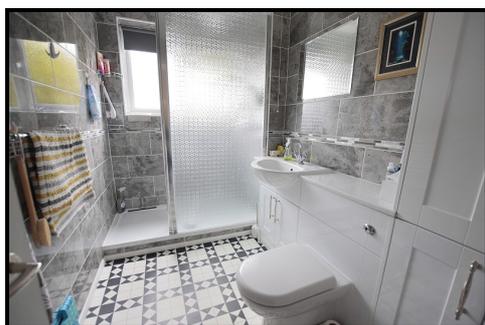




**Flat 2 Madeleine Barton Wood Road, Barton On Sea, Hampshire. BH25 7NN**

**Guide Price £347,500**



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





## Flat 2 Madeleine Barton Wood Road, Barton On Sea, New Milton, Hampshire. BH25 7NN

**Guide Price £347,500**

A beautifully refurbished first floor two bedroom flat with attached garage and situated within one road of Barton on Sea Cliff top. The flat benefits from communal grounds, share of freehold, Utility Entrance Porch, Entrance Hall, Sitting/Dining Room, modern kitchen, recently fitted shower room with w.c and separate Cloakroom.



## ENTRANCE PORCH

Entrance Porch/Utility accessed via UPVC double glazed door and double glazed windows to either side. Smooth finished ceiling, ceiling light. UPVC double glazed windows to side, laminate style flooring, power point, work surface with recess for washing machine and tumble dryer, storage cupboards staircase providing access to first floor landing.

## FIRST FLOOR LANDING

Accessed via Oak door. Smooth finished ceiling, ceiling light point, hatch to loft area by pull down ladder giving access to partly boarded loft with light, power and enjoying generous storage space. Double panelled radiator, power points. Double glazed door with side screen and window opener providing natural light and aspect over communal garden. Double storage/airing cupboard with double opening doors and slatted shelving.

## BALCONY

The undercover balcony enjoys a South facing aspect overlooking the communal gardens.

## SITTING ROOM/DINING ROOM (25' 0" X 13' 1") OR (7.62M X 3.98M)

Aspect to both front and rear elevations through UPVC double glazed windows. Additional aspect to side elevation through UPVC double glazed window, smooth finished ceiling, two double panelled radiators, power points, TV aerial point, wall mounted Alpha thermostat control for central heating. Large open hatch through to kitchen with display work top and storage cupboards beneath.

## KITCHEN (9' 11" X 10' 11") OR (3.03M X 3.32M)

Modern design with UPVC double glazed window providing views to the rear. Smooth finished ceiling, ceiling light point, one and a half bowl single drainer Franke sink unit with monobloc mixer tap set into a work surface extending along two walls with a range of base drawers and cupboards beneath, recess for dishwasher, fitted Zanussi stainless steel electric double oven. Four ring Indesit electric hob with Zanussi stainless steel extractor fan over and part tiled surrounds. Eye level storage cupboards, programmer and time clock, work surface with drawers beneath and recess for full height fridge/freezer to side. Additional cupboard housing gas fired boiler.

## BEDROOM 1 (12' 7" X 13' 0") OR (3.84M X 3.96M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, large double wardrobe unit with mirror fronted sliding doors.

## BEDROOM 2 (12' 7" X 10' 11") OR (3.84M X 3.33M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, double panelled radiator, power points, two large double mirror fronted wardrobe units, power points.

## SHOWER ROOM (9' 3" X 5' 5") OR (2.83M X 1.65M)

Newly fitted with obscure double glazed window to side. Smooth finished ceiling, ceiling light, extractor fan, large walk-in double shower cubicle with frosted shower screen and thermostatically controlled shower unit with rain effect shower head and additional shower attachment. Wash hand basin with monobloc mixer tap, storage cupboards beneath and display top with low level WC to side with storage cupboards and shelving. Dual Heated towel rail, fully tiled wall surrounds.

## CLOAKROOM (4' 11" X 4' 2") OR (1.51M X 1.26M)

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light point. Part tiled wall surrounds, low level WC with concealed cistern and incorporating wash hand basin to side with monobloc mixer tap and cupboards beneath. Dual Heated towel rail.

## OUTSIDE

The property benefits from a private Tarmac driveway which provides off road parking for at least three cars and in turn leads to the single garage.

## GARAGE (17' 2" X 9' 3") OR (5.24M X 2.83M)

The garage benefits from up and over door with power and light. A flat felted roof and is of brick construction. Glazed window to the rear and ceiling light.

## COMMUNAL GARDENS

Surround the property and is well maintained with attractive shrub borders. The Vendors inform us there is an agreement between all residents that they utilise both the front garden side solely for their use. The side garden is mostly laid to lawn with a brick wall and panelled fenced boundary and is an ideal area for drying and seating. On the rear boundary there is a Summer house. Within the gardens there is also an outside water tap and lighting.

## SERVICE CHARGE

The vendors have informed us that the service charge is £765.00 per half year.

## VIEWING ARRANGEMENTS

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.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with Christchurch Road and turn right. Proceed until reaching Sea Road on the left and take approximately 7th turning left into Barton Wood Road where the property will be found.

## COUNCIL TAX

The council tax for this property is band D



## PLEASE NOTE

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## EPC RATING

The EPC rating for this property is D66

GROUND FLOOR  
275 sq.ft. (25.6 sq.m.) approx.



1ST FLOOR  
931 sq.ft. (86.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1206 sq.ft. (112.0 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.