



**Flat 14 Marine Point, Barton Court Avenue, Barton On Sea, New Milton,  
Hampshire. BH25 7HQ  
£1,150 Monthly**



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



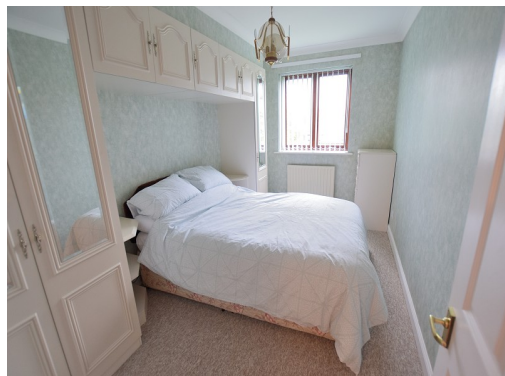




## **Flat 14 Marine Point Barton Court Avenue, Barton On Sea, New Milton, Hampshire. BH25 7HQ**

**£1,150 Monthly**

A first floor two bedroom flat to let close to Barton on Sea cliff top. The flat benefits from Sitting/Dining Room, kitchen, Bathroom and en-suite shower room to bedroom one. Communal gardens and garage with occasional parking. Lift and stairs to first floor. Available from mid to late May.



## COMMUNAL ENTRANCE DOOR

Entry phone system providing access to first floor staircase or lift which leads to main front door with spy hole, letter box and double locking door.

## ENTRANCE HALL (10' 1" X 8' 0") OR (3.07M X 2.43M)

Coved and smooth finished ceiling, access to loft (not to be used) two ceiling light points, smoke detector, radiator, telephone point, power points, Honeywell central heating thermostat, large reception area which is ideal for desk to be used as a study area if required. Door provides access to storage cupboard/utility cupboard with space and plumbing for automatic washing machine with slatted shelving above. Newly fitted carpet. Door provides access to:

## SITTING ROOM/DINING ROOM (20' 1" X 11' 5") OR (6.13M X 3.47M)

Dual aspect room with two sets of double glazed windows with fitted blinds. Room benefits from coved and smooth finished ceiling, two ceiling light fittings, two wall light points, double panelled radiator with independent thermostat, attractive Adam style fireplace surround with coal effect electric fire, TV aerial connection point, numerous power points. Newly fitted carpet.

## KITCHEN (9' 8" X 7' 0") OR (2.94M X 2.13M)

Coved and smooth finished ceiling, mains voltage heat and carbon monoxide alarm, double glazed window overlooking the communal gardens with Northerly aspect. Comprehensive range of eye level and floor mounted kitchen units, extensive range of working surface areas in a horseshoe formation. One and a half bowl sink unit with single drainer with chrome effect monobloc swan mixer tap. Fitted Bosch four ring gas hob with Bosch single oven and grill beneath and concealed filter hood above. Integrated under counter fridge, under counter freezer, floor to ceiling height cupboard provides access to the Vailant gas fired central heating boiler. New Vinyl strip flooring, corner shelf display, numerous power points, tiled splash backs.

## BEDROOM 1 (17' 3" X 10' 3") OR (5.26M X 3.12M)

Coved and smooth finished ceiling, ceiling light point, attractive double glazed box window overlooking the communal gardens with a Northerly aspect, radiator, power points, TV aerial connection point, range of fitted wardrobes to one wall with bed recess with display shelving to either side of the bed with bridging units above. Newly fitted vertical blinds. Door provides access to:

## EN SUITE SHOWER ROOM (7' 3" X 5' 8") OR (2.22M X 1.73M)

Coved and smooth finished ceiling, ceiling light, ceiling extractor, tiling to full height. Double width shower cubicle accessed via shower door providing access to recessed shower mixer controls with adjustable shower attachment above. Low level WC, wash hand basin with monobloc mixer tap, wall mounted mirror, strip light and shaver socket above, radiator, bathroom fittings, storage cupboard and drawer. Newly fitted flooring.

## BEDROOM 2 (13' 0" X 8' 0") OR (3.96M X 2.45M)

Coved and smooth finished ceiling, ceiling light point, double glazed window facing a Northerly aspect overlooking the communal gardens with radiator beneath with independent thermostat, range of fitted wardrobes with bed recess with two bedside shelving units, free standing nest of storage drawers, power points, fitted vertical blinds. Newly fitted carpet.

## BATHROOM (7' 0" X 5' 8") OR (2.13M X 1.73M)

Coved and smooth finished ceiling, ceiling light, ceiling extractor, fully tiled walls. Champagne coloured suite comprising panelled enclosed bath with twin hand grips and mixer taps and shower attachment above. Glazed shower screen to one side, low level WC, wash hand basin with monobloc mixer tap with mirror, strip light and shaver socket above. Newly fitted wood strip style vinyl flooring, radiator, bathroom fittings.

## GARAGE (15' 8" X 7' 11") OR (4.78M X 2.41M)

Situated at the rear of the building. Up and over door under a pitched and tiled roof.

## OUTSIDE

To the front of the property there is an area of communal garden and to the rear of the property is an area of casual parking and garages.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, on reaching the traffic lights proceed across into Barton Court Avenue where the property will be found near the end of the road on the right hand side.

## 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.

## DPS

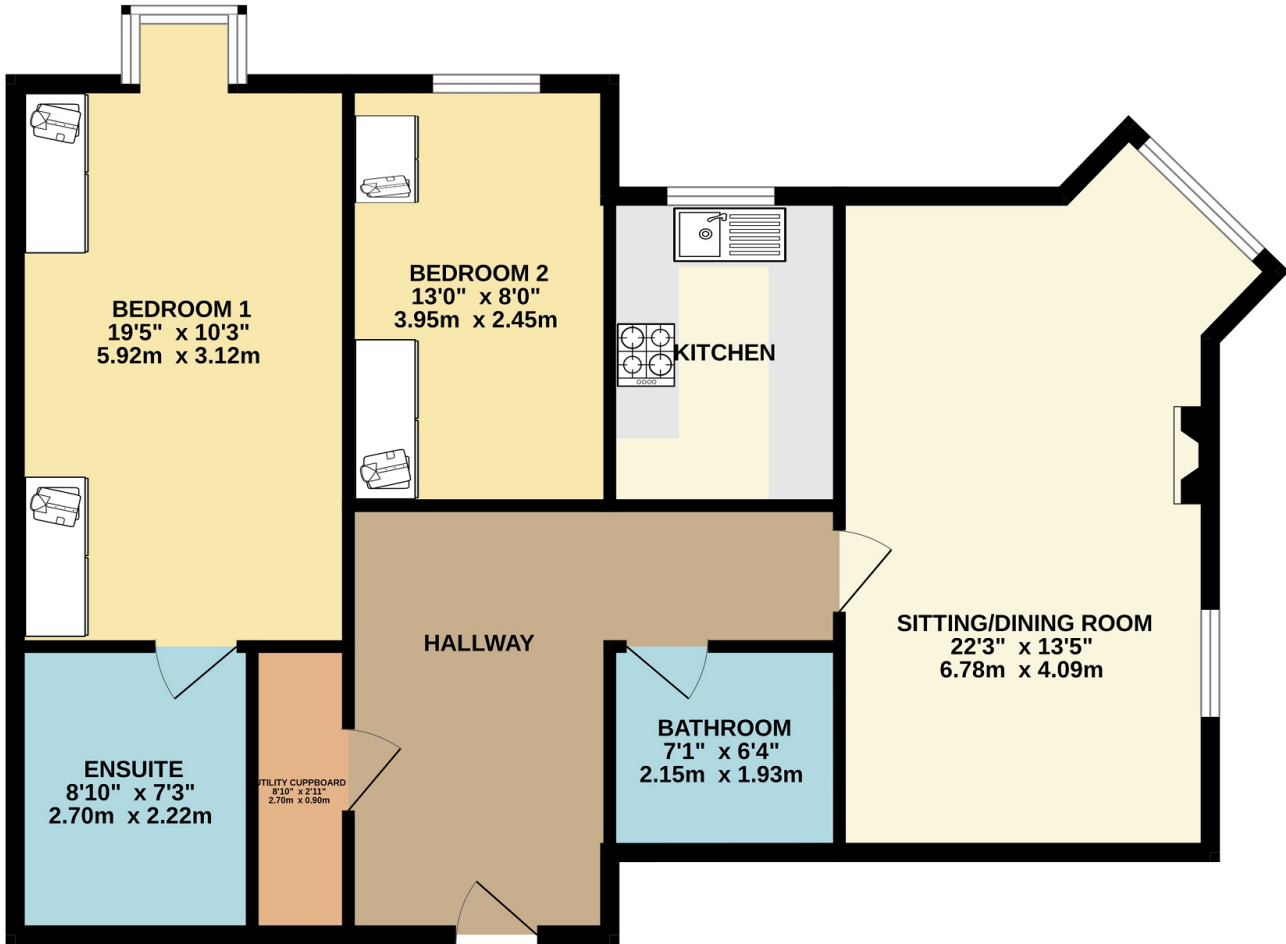
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com) The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

## EPC RATING

The EPC rating for this property is C73



GROUND FLOOR  
863 sq.ft. (80.2 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 863 sq.ft. (80.2 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.