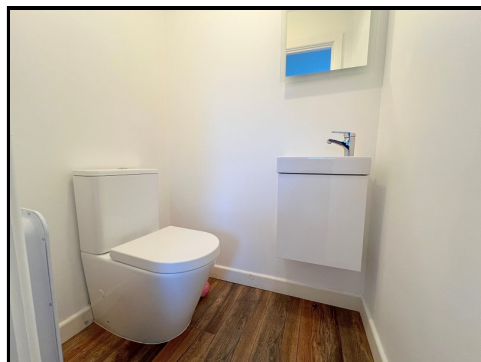
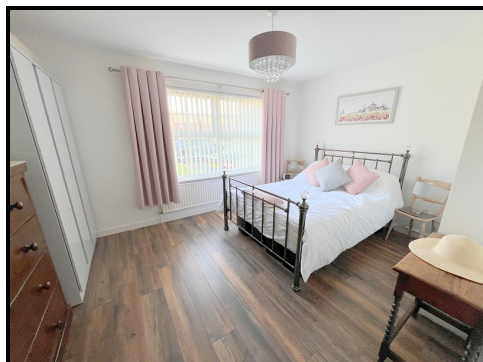




**37 Knighton Park, Sea Road, Barton On Sea, Hampshire. BH25 7PG**

**£285,000**



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







**37 Knighton Park, Sea Road, Barton On Sea, New Milton, Hampshire. BH25 7PG**

**£285,000**

A very well presented and spacious two double bedroom ground floor flat located within a short level walk of Barton on Sea Cliff top. Features of the property include Entrance Hall, Kitchen/Breakfast Room, Lounge/Dining Room with direct access onto private patio and communal gardens. Inner Hall, En-Suite Cloakroom, Main Bath/Shower Room. Garage in nearby block, gas fired central heating, UPVC double glazing, Sole Agents. 950 year lease





## COMMUNAL ENTRANCE

Covered with ceiling light and Quarry tiled flooring. Personal door providing access to:

## ENTRANCE HALL

Smooth finished ceiling, wall light, door providing access to:

## KITCHEN/BREAKFAST ROOM (15' 1" X 10' 2") OR (4.60M X 3.10M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light. Recessed sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine, electric double oven with cupboard to side housing gas fired boiler. Four ring gas hob with extractor fan over. Recess for full height fridge/freezer with additional work top, storage cupboard beneath and eye level storage units throughout. Breakfast bar with seating for two, power points.

## SITTING ROOM/DINING ROOM (23' 11" X 14' 1" MAX) OR (7.30M X 4.30M MAX)

UPVC double glazed French doors providing both views and access to private patio and gardens beyond. Smooth finished ceilings, two ceiling light points. TV aerial point, power points, two panelled radiators, TV aerial point. Storage cupboard with hanging rail and coat hooks. Open way through to:

## INNER HALL

Ceiling light, smooth finished ceiling, power point, additional storage cupboard with recess for tumble dryer.

## BEDROOM 1 (12' 10" X 10' 2") OR (3.90M X 3.10M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, radiator, power points.

## EN-SUITE CLOAKROOM

Smooth finished ceiling, ceiling light, extractor fan, low level WC, wash hand basin with monobloc mixer tap and storage cupboard beneath, wall mounted electric heater, wall mounted mirror over with light and demist heater.

## BEDROOM 2 (14' 1" X 13' 1") OR (4.30M X 4.0M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## WALK IN WARDROBE

Large walk-in wardrobe with hanging rails. Please note this was used as an en-suite Cloakroom and can be converted back to this use if required.

## BATH/SHOWER ROOM

Smooth finished ceiling, ceiling light point, part tiled wall surrounds. Free standing bath unit on ornate feet with monobloc mixer tap, hand held shower attachment, tiled splash back and wall mounted mirror with light and de-mist heater. Recessed shower cubicle tiling to three walls, rain effect shower head and hand held shower attachment. Folding glazed shower screen. Low level WC with concealed cistern and tiled surround.

## OUTSIDE

Knighton Park is a hugely popular development and has a large communal lawned area with numerous parking bays throughout. The flat benefits from a paved private patio area enjoying a Southerly Aspect.

## GARAGE IN BLOCK

located in a nearby block with up and over door.

## LEASEHOLD & MAINTENANCE FEES

The vendor informs us that there is approximately 950 years remaining on the lease and the maintenance fees are £1,258.52 per annum.

## 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 proceed down the road until reaching the junction with Lymington Road. Turn right and proceed until reaching Sea Road on the left and then the right fork into Knighton Park.

## 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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## COUNCIL TAX

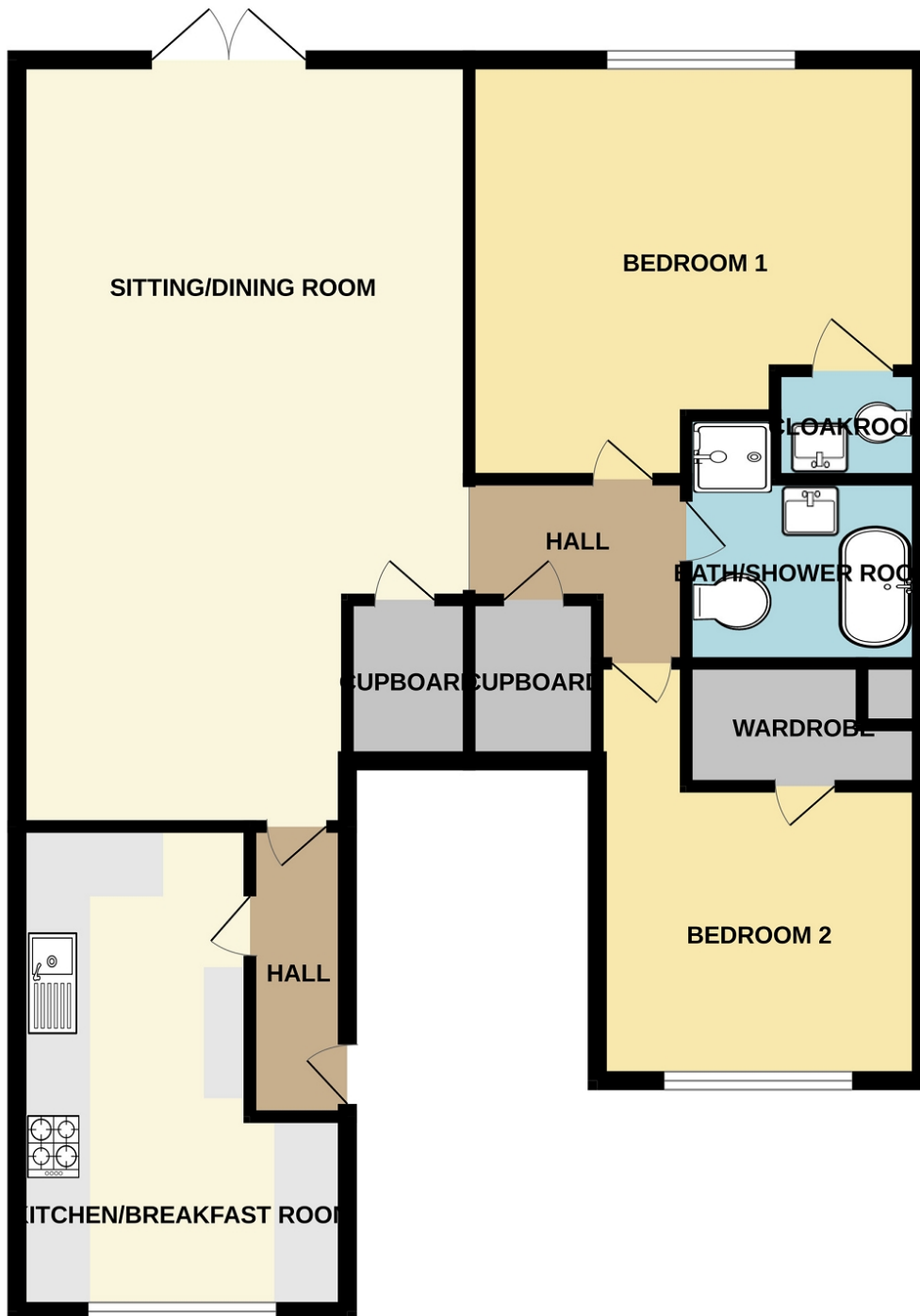
The council tax for this property is band C

## EPC RATING

The EPC rating for this property is C72



GROUND FLOOR  
883 sq.ft. (82.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 883 sq.ft. (82.0 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.