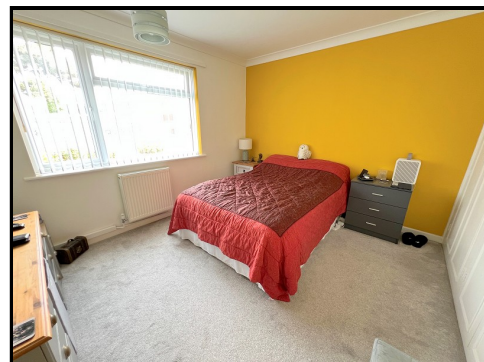




Flat 7 High Marryats Grove Road, Barton On Sea, Hampshire. BH25 7DW

£249,950



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

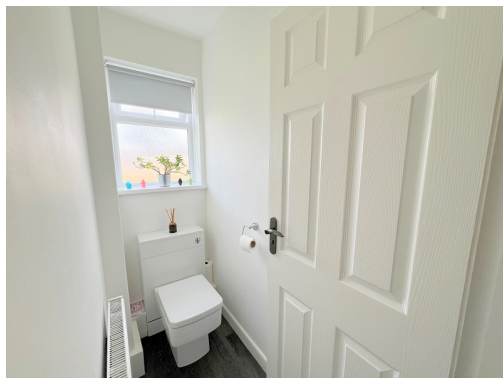




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A beautifully presented two bedroom ground floor flat refurbished In 2022/2023 with works including new boiler and central heating, windows, kitchen, bathroom and garage door, located one road from Barton on Sea cliff top. Features of the property include entrance hall, inner hall, sitting/dining room, kitchen and bathroom with separate WC, gas fired central heating, lease 128 years. Communal grounds, garage located in nearby block, Sole Agents.



COMMUNAL ENTRANCE

Personal door leading to:

ENTRANCE HALL

Smooth finished ceiling, ceiling light, smoke detector, double storage cupboard with hanging rail and shelving, consumer unit and additional storage cupboards over, door providing access to:

INNER HALL

Smooth finished ceiling, ceiling light, smoke detector, recessed storage cupboard with shelving and panelled radiator. Programmer and time clock for central heating.

SITTING ROOM/DINING ROOM (19' 0" X 11' 11") OR (5.80M X 3.63M)

Aspect to both front and side elevations through UPVC double glazed windows one of which with a feature Juliet style double opening. Smooth finished ceiling, ceiling light, two double panelled radiators, power points, TV aerial point, wall lights.

KITCHEN (11' 8" X 8' 7") OR (3.56M X 2.62M)

Modern kitchen with aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer composite sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath. Recess for washing machine and tumble dryer. Fitted stainless steel electric oven with matching microwave over. Eye level storage cupboards, cupboard housing Worcester/Bosch gas fired boiler, panelled radiator, recess for three quarter height fridge/freezer, power points.

BEDROOM 1 (13' 11" X 9' 11") OR (4.24M X 3.02M)

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

BEDROOM 2 (11' 8" X 10' 1") OR (3.56M X 3.08M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points, two recessed double wardrobes with hanging rails and shelving with additional storage over.

BATHROOM (6' 0" X 4' 10") OR (1.83M X 1.48M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, part tiled wall surrounds with panelled bath. Hot and cold monobloc mixer tap, wall mounted thermostatically controlled shower with rain effect shower head, hand held shower attachment and glazed shower screen. Wash hand basin with monobloc mixer tap with storage cupboards beneath. Heated towel rail, wall mounted mirror fronted medicine cabinet.

SEPARATE WC (6' 0" X 2' 8") OR (1.83M X 0.82M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, panelled radiator, low level WC with concealed cistern.

OUTSIDE

To the front elevation there is a number of parking spaces one of which is allocated to the flat. The front boundary is enclosed behind a low brick wall and a driveway extends along the side of the block to the garage.

GARAGE IN BLOCK

Located in a nearby block with up and over door.

COMMUNAL GROUNDS

Rear communal grounds mostly laid to lawn with a patio area adjoining the rear of the property and a central stepping stone pathway. Communal bind store.

VIEWING ARRANGEMENTS

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

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the service charge fee is £1,500 per annum and the ground rent is £150.00 per annum. The property also benefits from a 128 year lease.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road then take the second turning right into Barton Court Road. Proceed until reaching the traffic lights and cross over into Barton Court Avenue. Proceed down Barton Court Avenue until just before the cliff top and turn left into Grove Road then High Marryats will be found on the left.

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.

BUYERS NOTE

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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

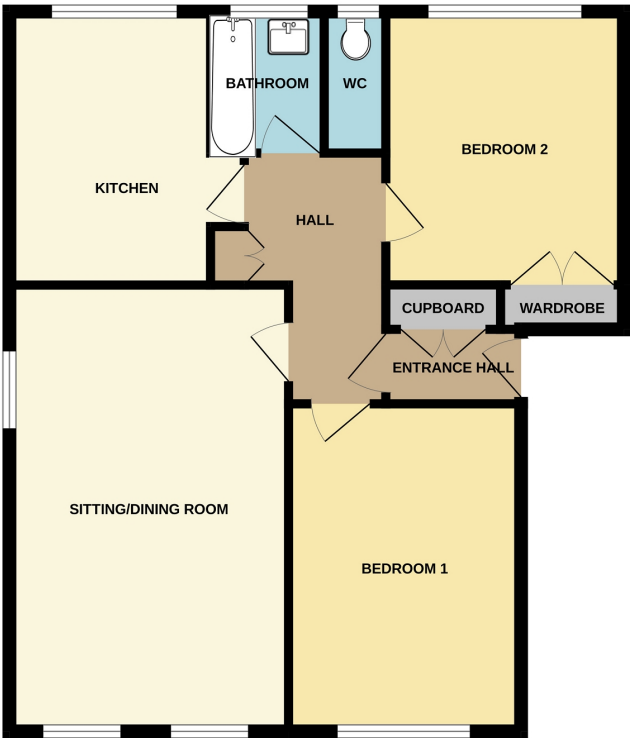
The council tax for this property is band C

EPC RATING

The EPC rating for this property is C69



GROUND FLOOR
730 sq.ft. (67.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS
TOTAL FLOOR AREA : 730 sq.ft. (67.8 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.
Made with Metropix 6/2025

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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.