



  
SPENCERS  
LETTINGS

Flat 3 The Firs 55 Western Avenue  
Barton on Sea

£1,100 PCM

A delightful two bedroom fully furnished five month let available over the winter period. This property is located within easy walking distance of Barton Cliffs and less than 10 minutes by car from New Milton Town.





• Close to Barton Cliffs • Fully Furnished • Winter Let 5 MONTHS only • Well Presented

On entering the property the hallway leads to all principal rooms. The master bedroom is located over the front while the twin room is located over the rear. The spacious living room enjoys two sofas and a dining table.

The kitchen is fully equipped with plenty of work and cupboard space, fridge, washing machine and dishwasher. There is a family bathroom with shower over the bath, toilet and hand basin. The property also benefits from a separate WC.

Please be aware that this property is currently a holiday let and will only be available for 5 months from 03/11/24 to 03/04/25

£150 charge per month for bills will be payable to the landlord.

To secure the property a holding fee of £253.00 will be required

The broadband and mobile availability and speeds can be checked via the Ofcom's "broadband and mobile coverage checker" on their website

#### ADDITIONAL INFORMATION

Council tax band: Furnishing Type: Furnished Security Deposit: £1,269  
Available From: 3rd November 2024



**Floor Plan**

**First Floor**

Approx Gross Internal Area  
58.7 sqm / 631.7 sqft

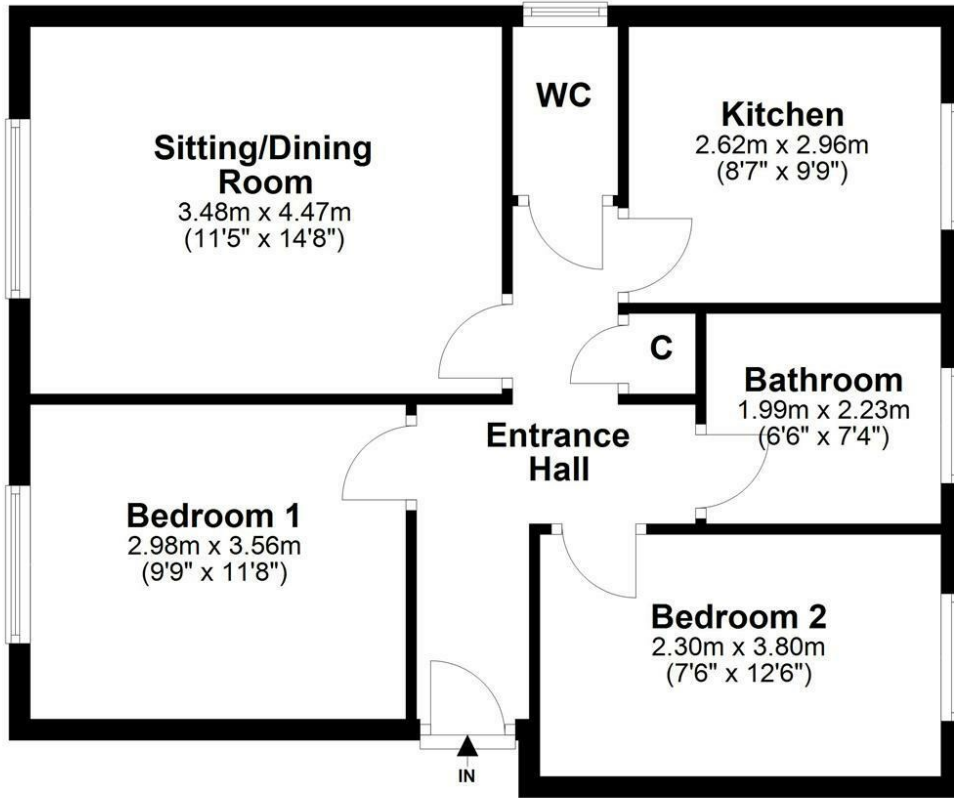


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



**Energy Efficiency Rating**

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive	



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## ABOUT US

Spencers' lettings office offers a dedicated, specialist lettings service with every aspect managed in-house, from maintenance to property inspections. The team undergo regular training to keep on top of continually changing legislation and are frequently praised by landlords and tenants for their friendly professionalism, thoroughness and reliability. The office works closely with Spencers' estate agency offices and broadly covers the New Forest area including Lymington and Lyndhurst, Beaulieu, Brockenhurst, Burley and the Christchurch bay area including Highcliffe, Barton on Sea and Christchurch. We care passionately about doing a great job.

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