

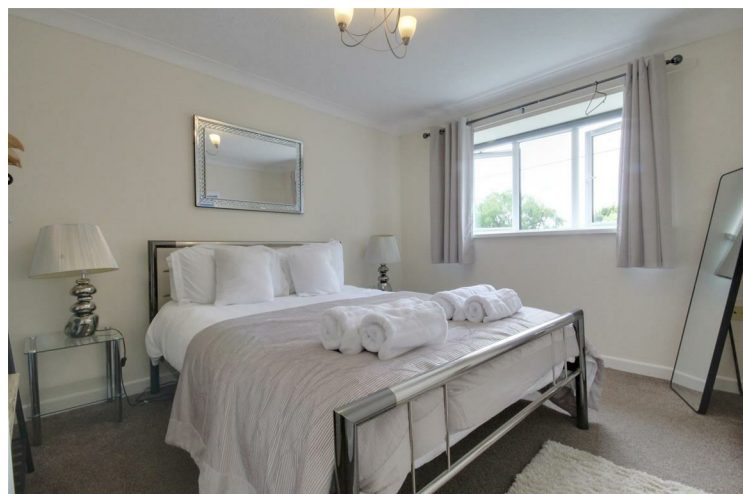


SPENCERS
LETTINGS

Flat 3 The Firs 55 Western Avenue Barton on Sea

£1,100 PCM

A delightful two bedroom fully furnished SHORT term 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. Holding deposit: £253 Security deposit: £1269



- Close to Barton Cliffs • Fully Furnished • Available from 2nd Nov to 27th March • Well Presented • SHORT TERM ONLY

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 02/11/25 to 27/03/26

£250 charge per month for bills will be payable to the landlord this will include council tax, water, sewerage and broadband.

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

The property has electric heating.

Viewings are being held on 10th October

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

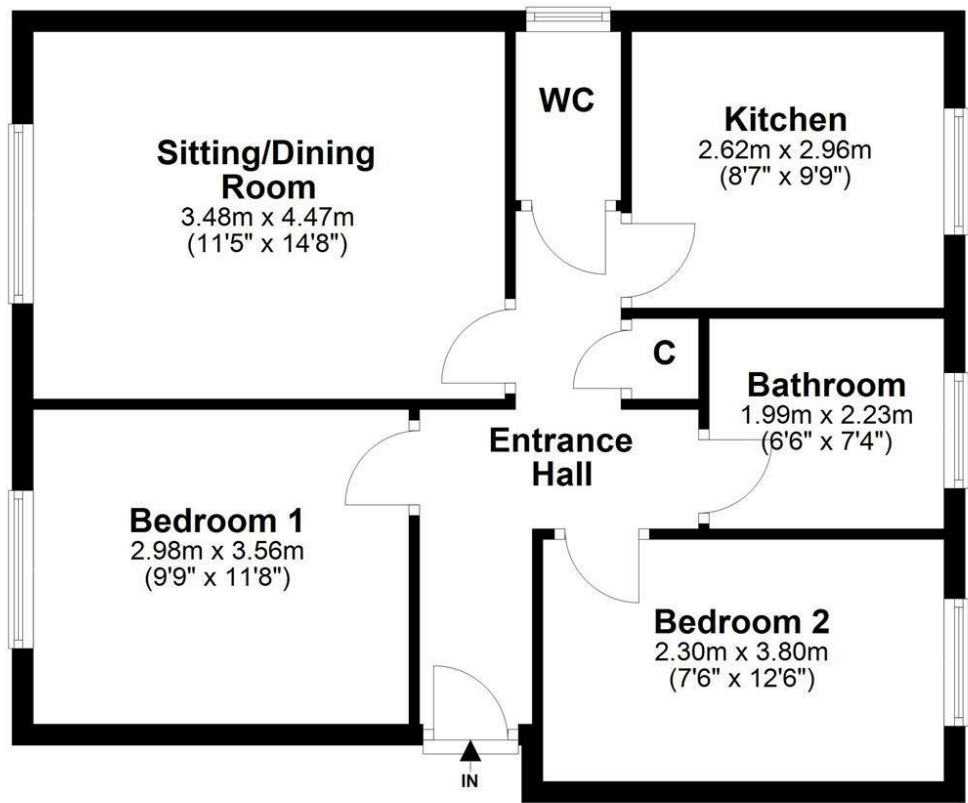


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch Plan produced using PlanUp.



Energy Efficiency Rating

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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

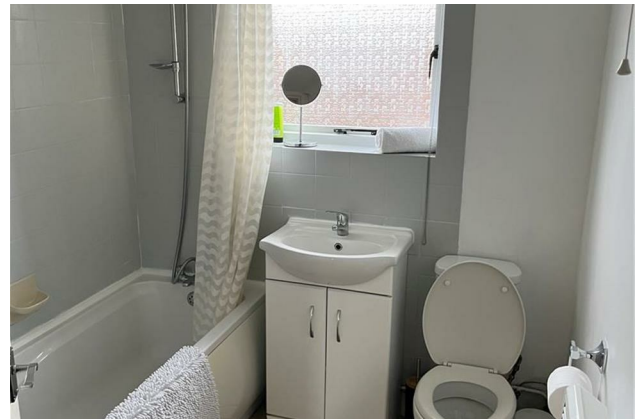


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ABOUT US

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, Romsey and Totten, Beaulieu, Ringwood, Brockenhurst, Burley and the Christchurch area including Highcliffe and Barton on Sea.



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