

3a Cliff Crescent, Marine Drive, Barton On Sea, Hampshire. BH25 7EB

£1,250 Monthly







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



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A very well presented two bedroom first floor unfurnished two bedroom flat to rent situated in a prime location overlooking the Cliff top with views towards the Isle of Wight. Available end of November 2026.







COMMUNAL ENTRANCE

Provides access to staircase leading to first floor which provides access to glazed door with letter box providing access to:



ENTRANCE HALL (17' 7" X 4' 6") OR (5.36M X 1.38M)

Smooth finished ceiling, ceiling light, mains voltage smoke detector, modern double panelled radiator with independent thermostat, power points, Karndean style wood effect flooring throughout the whole flat apart from bathroom. Entry phone system, Drayton central heating thermostat, borrowed light glazed windows above all door openings, wall light and door provides access to:

LOUNGE/DINING AREA (16' 0" X 10' 6") OR (4.87M X 3.21M)

Smooth finished ceiling, ceiling light point, two wall uplighters, attractive fireplace surround, fitted storage cupboards to one side with display shelving above. Modern double panelled radiator with independent thermostat, power points, UPVC double glazed window overlooking Christchurch Bay with views towards Isle of Wight and Needles Lighthouse. Window benefits from window shutters. Please note there is no TV aerial connection point so whoever moves into this flat would need to have Sky Glass installed.

KITCHEN (10' 6" X 8' 0") OR (3.21M X 2.45M)

Smooth finished ceiling with numerous ceiling LED downlights, ceiling heat detector, UPVC double glazed window overlooking rear aspect with fitted window shutters. UPVC double glazed door provides access to rear entrance with staircase providing access to rear of building. Modern fitted kitchen with Gloss white fronted units with laminated working surfaces with stainless steel sink with single drainer and swan necked mixer tap. Fitted Zanussi four ring electric hob with touch control with Hotpoint double oven beneath in stainless steel finish with storage cupboard to one side and nest of storage drawers to remaining side. Integrated fridge and freezer, cutlery drawer with two pan drawers, attractive tiled splash backs, filter hood above hob, tiled splash backs, numerous power points, wall mounted Vailant combination gas fired boiler with CO detector to one side. Cupboard provides access to electric meter and safety trip consumer unit, recess provides access to Utility Cupboard, space and plumbing for automatic washing machine, display surface above with double glazed window. Power points, fire extinguisher fitted in kitchen, door provides access to additional kitchen storage cupboard which also houses the Megaflow pressurised hot water cylinder. Central heating programmer, wall light, fitted storage cupboard with matching laminated work top surface above which is ideal for housing a microwave.

BEDROOM 1 (11' 11" X 10' 11") OR (3.63M X 3.32M)

Ceiling light point, UPVC double glazed window facing the front aspect with views towards the Isle of Wight with fitted window shutters. Modern double panelled radiator with independent thermostat, numerous power points, built-in double wardrobe with hanging rail and fitted shelving within.

BEDROOM 2 (8' 1" X 10' 7") OR (2.46M X 3.22M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect with fitted window shutters. Power points, modern double panelled radiator with independent thermostat, range of fitted wardrobes to one wall with hanging rails and fitted shelves within.

SHOWER ROOM (5' 11" X 6' 11") OR (1.81M X 2.12M)

Modern white suite with smooth finished ceiling, LED light, opaque double glazed window facing side aspect with fitted window shutters, wall mounted extractor, tiling to full height, Aquaboarding enclosing the shower cubicle with larger than average shower tray, shower mixer bar with adjustable shower attachment above and overhead rainwater shower. Low level WC with push button waste, wash hand basin with Grohe mixer tap with pop-up waste and vanity unit beneath. Wall mounted illuminated mirror, heated chrome effect towel rail, tiled flooring.

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 take the second turning right into Barton Court Road, proceed until reaching the traffic lights then cross over into Barton Court Avenue. Proceed to the Cliff top and turn right and Cliff Crescent will be found on the right.

DEPOSIT - 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. 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.

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.

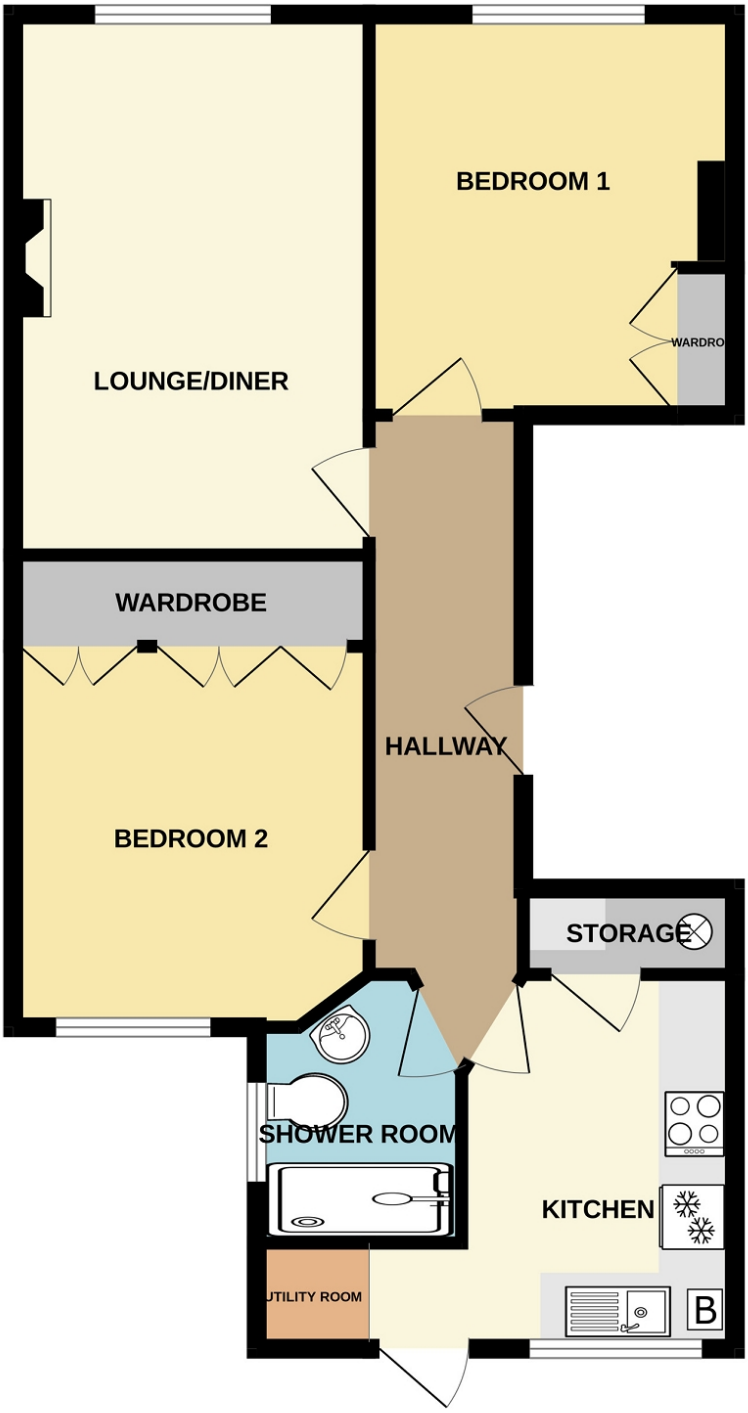
COUNCIL TAX

The council tax for this property is band B

EPC RATING

The EPC rating for this property is C74

FIRST FLOOR
691 sq.ft. (64.2 sq.m.) approx.



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TOTAL FLOOR AREA : 691 sq.ft. (64.2 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.