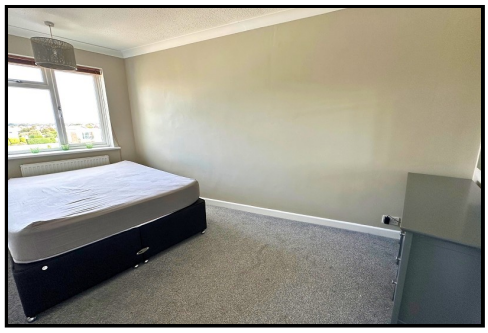


**Flat 11 Harbour Court Sea Road, Barton on Sea, Hampshire. BH25 7NH**

## £1,300 Per Calendar Month







Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 277 777



## Flat 11 Harbour Court Sea Road, Barton on Sea, Hampshire. BH25 7NH

# £1,300 Per Calendar Month

A well presented two double bedroom top floor apartment (no lift) enjoying panoramic views across Christchurch Bay from the Living Room and main bedroom. Available from mid January 2027 on an UNFURNISHED basis with long term tenants preferred. Garage and parking space.







## COMMUNAL ENTRANCE

Communal entrance door leads into the entrance hallway with stairs rising to the top floor and personal entrance door into the property.



## ENTRANCE HALL

Cupboard adjacent to the entrance door housing the consumer unit and electric meter. Further cupboard opposite, formerly the airing cupboard, with shelving. Ceiling light point, wall mounted panelled radiator, doors to all rooms.

## LIVING ROOM (15' 1" X 12' 7") OR (4.61M X 3.83M)

Large UPVC double glazed window providing a panoramic view of Christchurch Bay with the Isle of Wight and The Needles to the East and Christchurch Harbour and Hengistbury Head to the West. Wall light points, power points, wall mounted double panelled radiator.

## KITCHEN (11' 7" X 6' 11" MAX) OR (3.54M X 2.12M MAX)

Fitted with a range of base and wall mounted units with areas of laminate roll top work surface over, inset four burner Gas hob with fan assisted electric oven beneath and filter extractor canopy over. Integrated fridge/ freezer. Inset stainless steel sink unit with drainer adjacent and mixer tap over. Under cupboard lighting and ceiling light point. UPVC double glazed window to rear aspect. Cupboard housing the Gas fired Vaillant boiler.

## BEDROOM 1 (13' 7" X 12' 11") OR (4.14M X 3.93M)

Average measurements due to irregular shaped room. Enjoying the same view as the Living Room to the front. Fitted wardrobes providing a mix of hanging space and shelving, wall mounted panelled radiator, ceiling light point and fan, power points.

## BEDROOM 2 (14' 6" X 9' 2") OR (4.41M X 2.80M)

Average measurements due to irregular shaped room. UPVC double glazed window to rear, wall mounted panelled radiator, ceiling light point, power points.

## SHOWER ROOM

Fitted with a modern three piece suite comprising walk-in shower cubicle with Grohe fitments, fully tiled surround, pedestal wash hand basin with tiled splash back, low level flush WC, vinyl flooring, UPVC opaque double glazed window to rear aspect.

## OUTSIDE

The property sits in well tended communal grounds surrounding the property laid to the lawn to the front and offering car parking and garaging to the rear. the property has the use of the communal laundry room which is situated on the ground floor next to the garages.

## GARAGE & PARKING

The property comes with a single garage and parking space in front of this.

## DIRECTIONAL NOTE

From our office in Highcliffe proceed East towards New Milton along Lymington Road passing by the Chewton Glen until reaching Sea Road on your right hand side. Turn here and follow the road to the end where Harbour Court will be seen on your right hand side.

## 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.

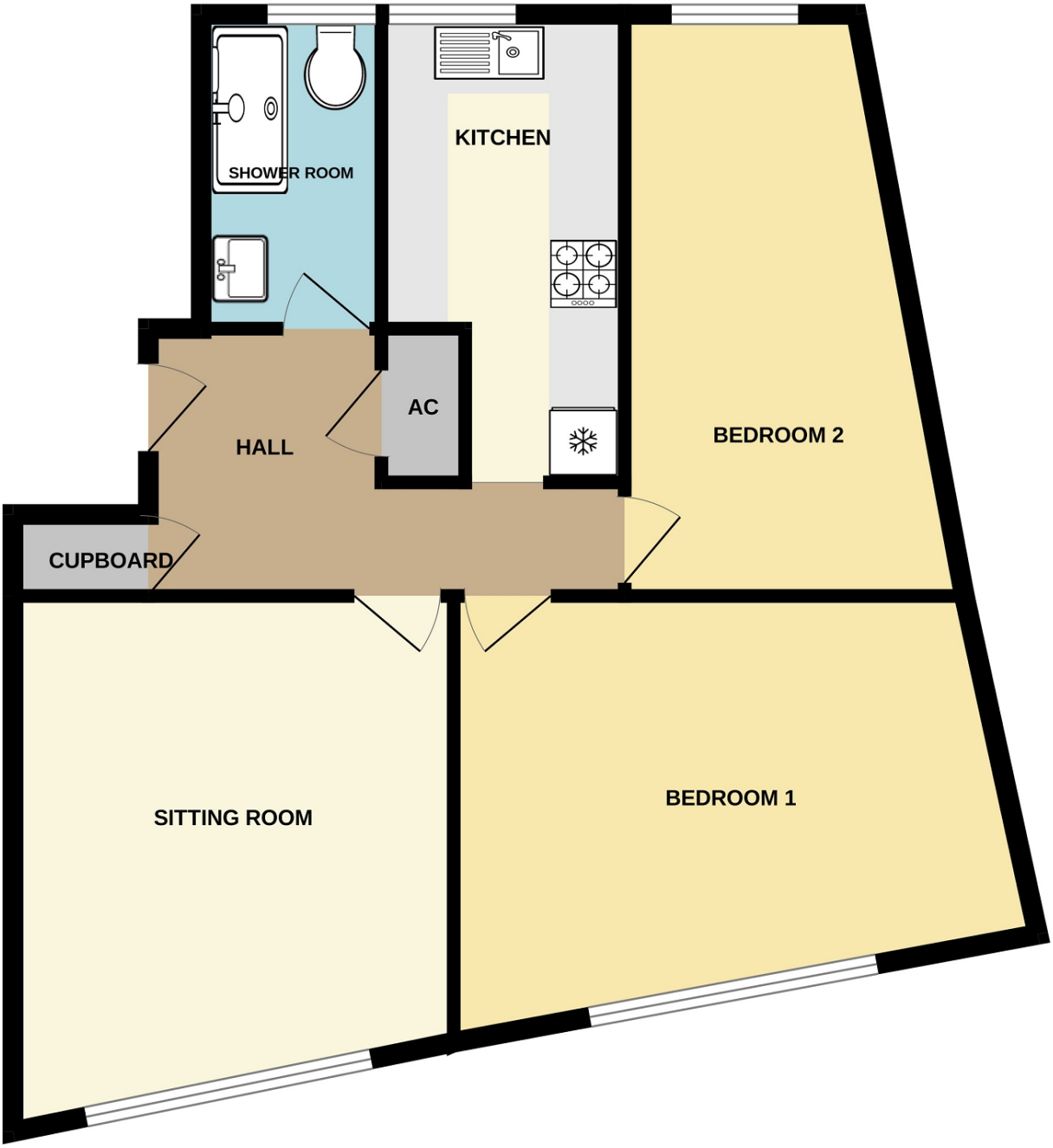
## DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.comThe 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.

## EPC RATING

The EPC rating for this property is D63

TOP FLOOR
711 sq.ft. (66.1 sq.m.) approx.




TOTAL FLOOR AREA : 711 sq.ft. (66.1 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.