



**22 Janred Court Sea Road, Barton on Sea, Hampshire. BH25 7PF**

**Guide Price £235,000**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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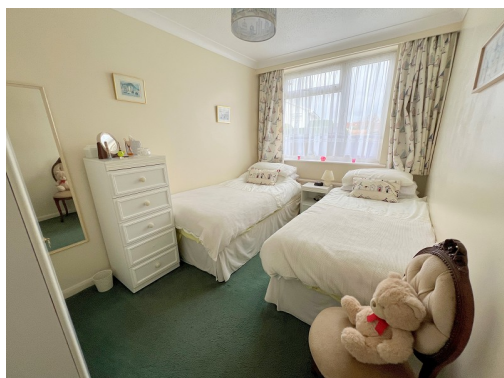




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A two double bedroom ground floor flat located within a short distance of Barton on Sea cliff top and enjoying distant sea views. Features of the property include security entrance, entrance hall, sitting/dining room, kitchen, bathroom, separate cloakroom, gas fired central heating, UPVC double glazing, garage in nearby block, covered sun balcony, vacant possession, sole agents.





## COMMUNAL ENTRANCE DOOR

New communal entrance door to communal hall, personal door providing access into:

## ENTRANCE HALL

Two ceiling light points, double panelled radiator, power points, double opening coats cupboard with hanging rail and shelf. Linen cupboard with slatted shelving.

## SITTING ROOM/DINING ROOM (22' 10" X 10' 11" MAX) OR (6.97M X 3.32M MAX)

Aspect to the front elevation overlooking communal well maintained grounds and offering distant sea views through UPVC double glazed sliding patio door which in turn provides access onto sun balcony. Two ceiling light points, two double panelled radiators, power points, TV aerial point and wall mounted programmer and time clock for central heating.

## KITCHEN (9' 10" X 9' 0") OR (3.0M X 2.74M)

Aspect onto the rear elevation through UPVC double glazed window. Ceiling light. Single bowl, single drainer sink unit with monobloc mixer tap set into a working surface extending along four walls with range of base drawers and cupboards beneath, recess for washing machine and under counter fridge/freezer. Eye level storage cupboards, fitted electric oven, four ring gas hob and extractor fan over. Part tiled wall surrounds, wall mounted Ideal gas fired boiler.

## BEDROOM 1 (14' 11" X 9' 11") OR (4.54M X 3.01M)

Aspect to the front elevation providing distant sea views and views over maintained grounds. Ceiling light, double panelled radiator, power points. Fitted triple wardrobe with sliding doors and further storage over.

## BEDROOM 2 (14' 1" X 7' 10") OR (4.29M X 2.40M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points.

## BATHROOM (6' 10" X 5' 8") OR (2.08M X 1.72M)

Fully tiled wall surrounds, panelled bath unit with wall mounted electric Triton shower and folding glazed shower screen. Pedestal wash hand basin, Low level WC, wall mounted light and shaver point, extractor fan.

## CLOAKROOM (5' 8" X 3' 10") OR (1.72M X 1.17M)

Ceiling light, extractor fan, low level WC, pedestal wash hand basin, wall mounted mirror, part tiled wall surrounds.

## OUTSIDE

The property has a covered sun balcony with views over the maintained grounds and distant sea views.

## GARAGE

Situated in a nearby block with up and over door.

## LEASEHOLD & MAINTENANCE FEES

the land registry states that there is 139 years remaining on the lease and the landlord stated that the maintenance fee is approximately £900.00 per 6 months with the ground rent being £45.00 per 6 months.

## 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 proceed down the road until reaching the junction at Old Milton Green. Turn right into Christchurch Road and Sea Road will be found on the left. Turn into Sea Road and proceed until almost at Marine Drive and Janred Court will be found on the left.

## BUYERS NOTE

Require a survey? Visit our website [www.rossnicholas.co.uk](http://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 £45 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.

## 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.

## TENURE

The resale tenure for this property is Leasehold

## COUNCIL TAX

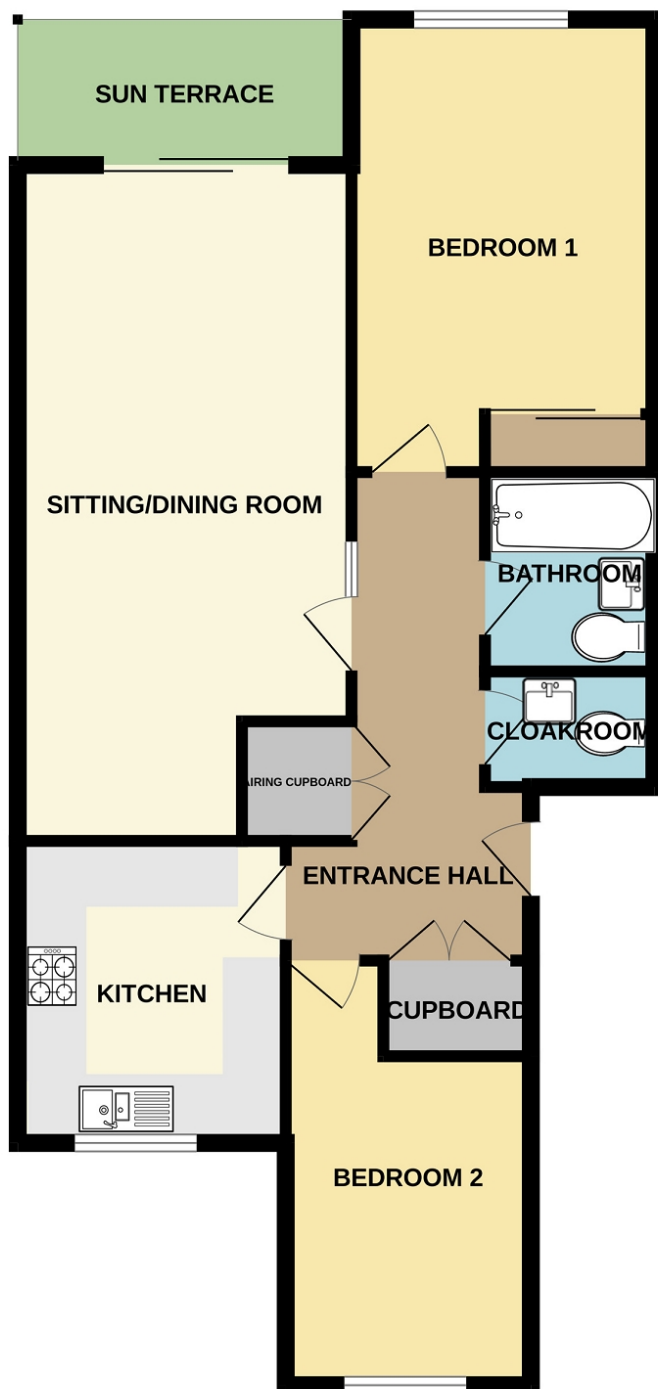
The council tax for this property is band D

## EPC RATING

The EPC rating for this property is C70



GROUND FLOOR  
739 sq.ft. (68.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 739 sq.ft. (68.7 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.