

Flat 1, Harbour Court, Sea Road, Barton On Sea. BH25 7NH

Guide Price £275,000







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



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A beautifully presented two double bedroom ground floor flat enjoying sea views and located within a level walk of local restaurants and shops. Features of the property include Oak doors throughout, Sitting Room, modern Kitchen and Bathroom. UPVC double glazing, gas fired central heating and garage.







COMMUNAL ENTRANCE
Providing access to personal door:



ENTRANCE HALL
Coved and smooth finished ceiling, ceiling light, smoke detector, power points, coats cupboard with hanging rail and shelf also modern consumer unit. Airing cupboard with shelving, hanging rail and panelled radiator. Karndean Oak flooring throughout.

SITTING ROOM (12' 7" X 15' 1") OR (3.84M X 4.59M)
Aspect to the front elevation through large UPVC double glazed picture window providing views across communal gardens and across to the Isle of Wight. Coved and smooth finished ceiling, two ceiling light points, power points, panelled radiator, TV aerial point, landscaped feature flame effect electric fire.

KITCHEN (11' 0" X 6' 11") OR (3.35M X 2.12M)
Aspect to the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath concealing bin. Fitted Zanussi tumble dryer and fitted LG washing machine (one year old) slimline Bosch dishwasher, fitted stainless steel Bosch electric double oven with Lamona induction hob over. Stainless steel extractor canopy above, part tiled wall surrounds, eye level storage cupboards, wine store and glazed display storage cupboards. Cupboard housing gas fired boiler.



BEDROOM 1 (13' 7" X 12' 1") OR (4.13M X 3.69M)
Aspect to both front and side elevations through UPVC double glazed windows providing views across communal gardens and to The Isle of Wight. Coved and smooth finished ceiling, ceiling light point, panelled radiator, power points, fitted wardrobes comprising two double and two single units with hanging rails and shelving.

BEDROOM 2 (14' 6" X 8' 1") OR (4.43M X 2.46M)
Aspect to the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, double panelled radiator, power points. Two single wardrobe corner units with hanging rails and shelving. Power points.

BATHROOM (8' 0" X 5' 2") OR (2.43M X 1.58M)
Aspect to the rear elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, double panelled radiator, power points. Two single wardrobe corner units with hanging rails and shelving. Power points.



OUTSIDE
The front elevation is mainly laid to lawn enclosed behind low brick walling enjoying views across to the Isle of Wight and Old Harry rocks.

GARAGE
Adjoining the property is an allocated parking space and within a short distance is the garage with Up and over door and power. There is also a communal laundry area.

LEASEHOLD & MAINTENANCE FEES
The vendor informs us that the flat has 973 years left on the long lease and includes a share of freehold. Annual service charge £2000. No ground rent. Pet Allowed.

DIRECTIONAL NOTE
From our Office in Old Milton Road proceed in a Southerly direction down the road until reaching the junction with A337. Turn right and proceed until reaching Sea Road on the left continue down Sea Road to the end where Harbour Court will be found.

COUNCIL TAX
The council tax for this property is band C

EPC RATING
The EPC rating for this property is D66



TOTAL APPROX. FLOOR AREA 681 SQ.FT. (63.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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