



Flat 9 Barton House, 2 Marine Drive, Barton On Sea, Hampshire. BH25 7EF

£459,950



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





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A Pennyfarthing built two double bedroom first floor flat enjoying views across to the Isle of Wight and Old Harry Rocks. Features of the property include Share of Freehold, Balcony, en-suite shower room, communal lift and garage. Vacant Possession.



SECURITY COMMUNAL ENTRANCE

Lift to all floors, personal door providing access to:

ENTRANCE HALL

Coved and smooth finished ceiling, ceiling light points, single panelled radiator, wall mounted thermostatic control for central heating, security entry phone. Airing cupboard housing Megaflow hot water cylinder, slatted shelving surrounding. Additional large storage cupboard with hanging rail and shelf.

LOUNGE/DINER (22' 0" X 11' 6") OR (6.70M X 3.50M)

Aspect over the front elevation through UPVC double glazed bay window providing stunning views across to the Isle of Wight and Old Harry rocks. Coved and smooth finished ceiling, two ceiling light points, power points. TV aerial point, satellite connection, two double panelled radiators, two wall light points, electric fire set into a marble effect hearth and wooden mantel.

KITCHEN (11' 2" X 11' 2") OR (3.40M X 3.40M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl stainless steel sink unit set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Recess for slimline dishwasher, washing machine. Fitted Neff double oven with four ring gas hob and extractor fan over. Part tiled wall surrounds, eye level storage cupboards, wall mounted Glow Worm gas fired boiler with programmer and time clock. Power points, double panelled radiator, tiled flooring, coved ceiling, ceiling light point, space for fridge freezer.

BEDROOM 1 (13' 9" X 11' 2") OR (4.20M X 3.40M)

Aspect over the front elevation through UPVC double glazed windows providing stunning sea views. Coved ceiling, ceiling light point, one double and one single panelled radiator, power points, TV aerial point, telephone point, archway providing access to DRESSING AREA with two double wardrobe units, hanging rails and shelving.

EN-SUITE SHOWER ROOM (8' 2" X 5' 7") OR (2.50M X 1.70M)

Coved ceiling, fully tiled wall surrounds, double shower cubicle with sliding glazed screen and fitted shower unit, low level WC, pedestal wash hand basin with monobloc mixer tap with light and shaver point over. Single panelled radiator, wall mounted mirror fronted medicine cabinet, extractor fan.

BEDROOM 2 (15' 5" X 9' 6") OR (4.70M X 2.90M)

Aspect onto the rear elevation, coved and smooth finished ceiling, range of wardrobes and panelled radiator.

BATHROOM (8' 10" X 6' 7") OR (2.70M X 2.0M)

Fully tiled walls, panelled bath with monobloc mixer tap and shower attachment, bidet, low level WC, pedestal wash hand basin with monobloc mixer tap, light and shaver over, single panelled radiator, coved ceiling, ceiling light, extractor fan.

BALCONY

The property enjoys a Balcony which is accessed via both Bedroom One and Lounge/Diner. This area is covered and has paved flooring. There is also an outside light.

OUTSIDE

To the front of the block there is an area laid to lawn and a brick paved driveway extending along the side elevation to the parking area and leads to:

GARAGE

Located in block to the rear of the development and having up and over door.

LEASEHOLD & MAINTENANCE FEES

Land registry indicates that the lease was 99 years from 29 September 1995 with 68 years remaining. The vendor informs us that the property benefits from a share of freehold and the maintenance is approximately £2,000 per annum.

DIRECTIONAL NOTE

From our Office in Station Road turn right at the traffic lights into Old Milton Road and proceed until reaching the T junction where you turn right into Christchurch Road and proceed until reaching Sea Road on the left. Turn into Sea Road and when reaching the Cliff Top turn left into Marine Drive and Barton House will be found shortly on the left.

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.

BUYERS NOTE

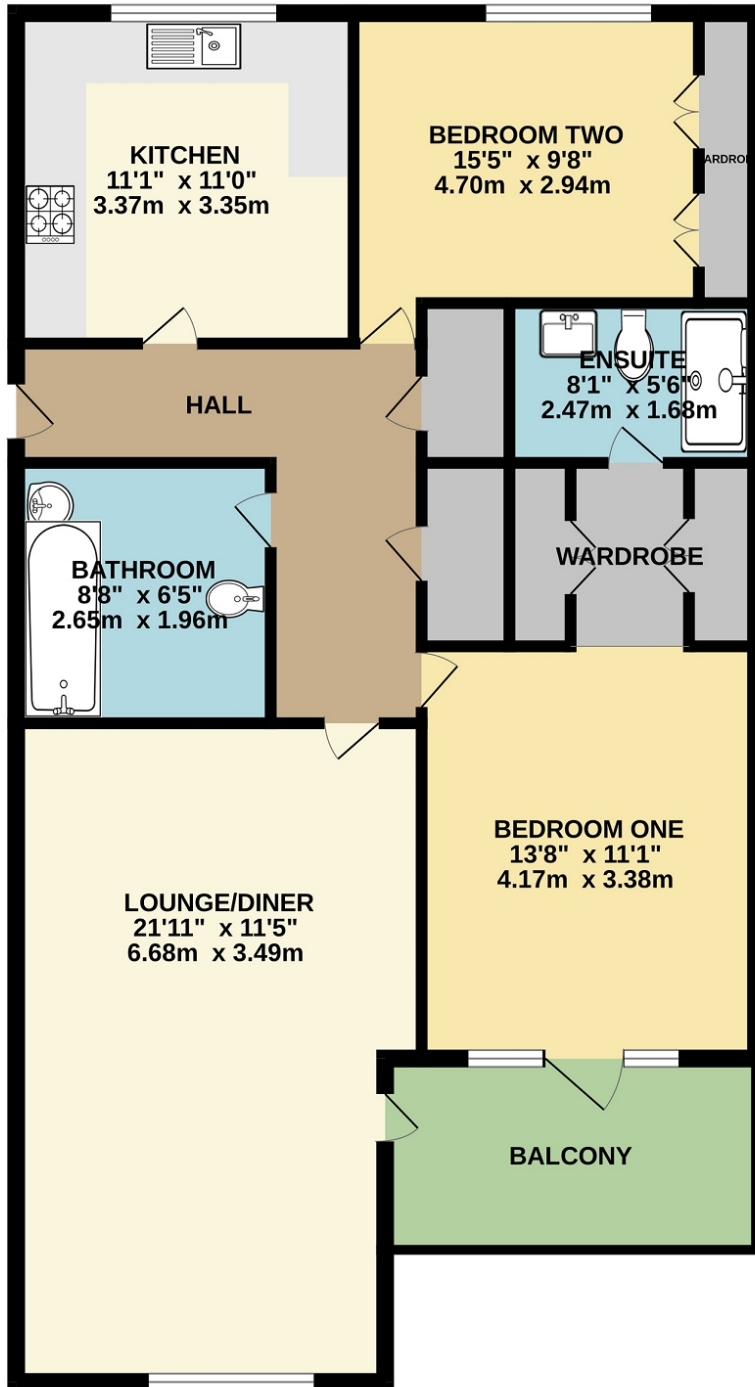
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

EPC RATING

The EPC rating for this property is C78



FIRST FLOOR
988 sq.ft. (91.8 sq.m.) approx.



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TOTAL FLOOR AREA : 988 sq.ft. (91.8 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.