



Flat 1 Cleeve House 58 Barton Court Avenue, Barton On Sea. BH25 7HT

£425,000



Ross Nicholas & Company Limited
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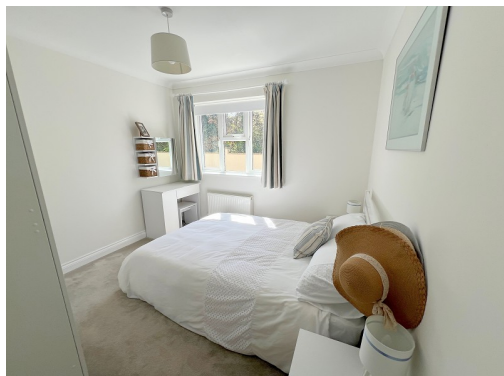




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£425,000

A very well presented three bedroom ground floor flat conveniently situated within a short walk of Barton on Sea cliff top with a choice of restaurants, cafes and bars together with convenience store. Features of the property include sitting/dining room, modern kitchen, En-suite shower room, main bathroom, UPVC double glazing, gas fired central heating and garage with power.



COMMUNAL ENTRANCE

Accessed via communal security entrance door. Personal door providing access into:

ENTRANCE HALL

Smooth finished ceiling, two ceiling light points, smoke detector, thermostatic control for central heating, oak flooring, panelled radiator, coats cupboard with hanging rail and shelving, double airing cupboard with double opening doors, high pressure water cylinder and slatted shelving surrounding.

SITTING ROOM/DINING ROOM (19' 0" X 12' 6") OR (5.80M X 3.80M)

Aspect to the side elevation through UPVC double glazed window. Feature UPVC double glazed french doors providing both views and access onto patio and garden beyond with matching side panels. Smooth finished ceiling, oak flooring, two ceiling light points, wall light points, TV aerial point, power points, flame effect electric fire set into a stone surround and hearth with ornate mantle. Two double panelled radiators.

KITCHEN (10' 6" X 8' 6") OR (3.20M X 2.60M)

Aspect to the side elevation through UPVC double glazed window, smoothed finished ceilings, ceiling light, one and a half bowl single drainer composite sink unit with monobloc mixer tap set into a work surface that extends along three walls with a range of base drawers and cupboards beneath. Fitted wine cooler, washing machine, Bosch dishwasher, Bosch electric double oven with storage above and beneath. Five ring gas hob with extractor fan over, recess for three quarter height fridge freezer, eye level storage cupboards, part tiled wall surrounds and panelled radiator.

BEDROOM 1 (14' 9" X 12' 6") OR (4.50M X 3.80M)

Aspect to the front elevation through UPVC double glazed bay window and additional aspect to the side through UPVC double glazed window. Ceiling light, two double panelled radiator, power points. Fitted wardrobes comprising one double and one single unit with hanging rails and shelving.

EN-SUITE SHOWER ROOM

UPVC double glazed window facing side elevation. Coved ceiling, ceiling light point, extractor fan, fully tiled wall surrounds, low level WC, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror, light and shaver point over. Large double shower cubicle with sliding glazed screen and fitted Grohe shower unit. Panelled radiator.

BEDROOM 2 (12' 6" X 9' 10") OR (3.80M X 3.00M)

Aspect to the side elevation through UPVC double glazed window, smoothed finished ceilings, ceiling light point, double panelled radiator, power points.

BEDROOM 3/STUDY (7' 10" X 6' 11") OR (2.40M X 2.10M)

Aspect over the side elevation through UPVC double glazed window. smooth finished ceiling, ceiling light point, double panelled radiator, power points.

BATHROOM

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, extractor fan, fully tiled wall surrounds. Low level WC, pedestal wash hand basin with monobloc mixer tap, wall mounted mirror, light and shaver point over. Double panelled radiator, panelled bath with monobloc mixer tap and hand held shower attachment.

OUTSIDE

One of the main features of the property is direct access onto a private sun terrace which is mainly paved and provides access onto the communal lawned area. The front boundary is enclosed behind Laurel hedging and has a selection of shrub and flower beds. A personal gate provides access on to the side brick paved driveway that leads to the main entrance. The driveway continues to the rear of the block providing access to:

GARAGE & PARKING

Visitors parking and garage with up and over door power and light.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Proceed until reaching the traffic lights at the junction with A337 and cross over into Barton Court Avenue. Proceed down the road until shortly before the cliff top there Cleeve House will be found on the right-hand side.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the block is share of freehold and the maintenance is approximately £1,200.00 per annum.

PLEASE NOTE

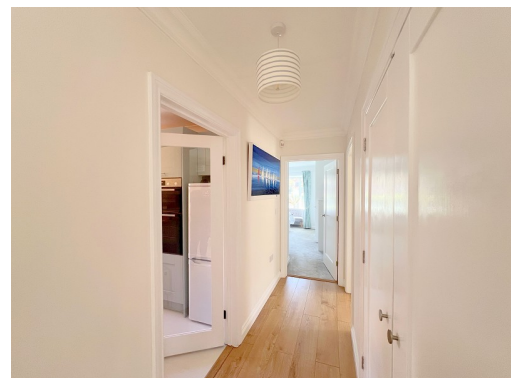
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any 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 £48 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.

TENURE

The resale tenure for this property is Share of Freehold



COUNCIL TAX

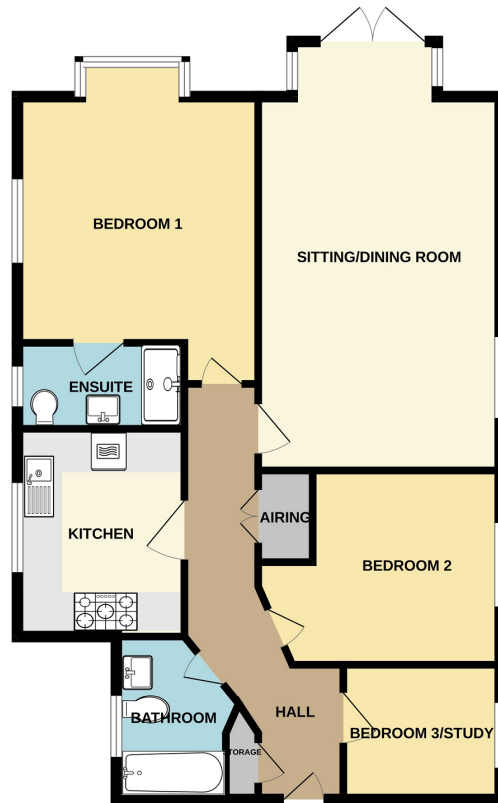
The council tax for this property is band D

EPC RATING

The EPC rating for this property is C76



GROUND FLOOR
875 sq.ft. (81.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 875 sq.ft. (81.3 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.