



**4 Forest Heath House, Station Road, Sway, Lymington, Hampshire. SO41  
6BA  
£1,200 Monthly**



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

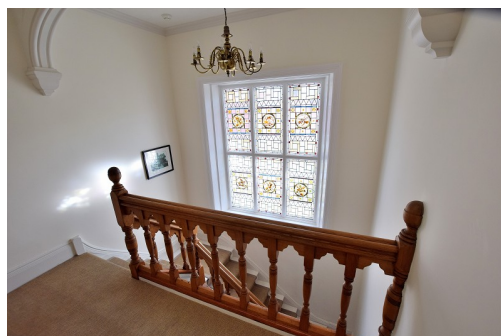




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**£1,200 Monthly**

An attractive character, tastefully FURNISHED first floor one bedroom flat to let with Sitting Room, balcony, Dining Room, One Bedroom, Kitchen and Bathroom. The flat benefits from two parking bays.



## COMMUNAL ENTRANCE DOOR

Entry phone system provides access to communal corridors and staircase leads to first floor landing, the first door you approach provides access to:

## ENTRANCE HALL (15' 5" X 2' 9") OR (4.71M X 0.84M)

Ornately coved ceiling, two ceiling light points, smoke detector, attractive herringbone woodblock flooring. Victorian style radiator, power points, entry phone, coats hooks, Oak internal veneered doors, door provides access to:

## SITTING ROOM (14' 1" X 10' 2") OR (4.29M X 3.11M)

Ornately coved ceiling, two ceiling light points, triple aspect room with two sash windows facing South and West with glazed door providing access to sun veranda/balcony. The room is tastefully furnished as can be seen in the photographs.

## KITCHEN (9' 6" X 6' 4") OR (2.89M X 1.94M)

Ornately coved ceiling, LED spotlights, heat detector, glazed sash window facing rear aspect, hand made kitchen in a light duck egg blue finish with wood block work surfaces with recessed stainless steel sink with free standing monobloc mixer tap. Floor standing Smeg gas cooker with four ring gas hob with single oven and grill beneath, floor standing Samsung fridge/freezer, integrated slimline dishwasher. Herringbone wood block flooring, attractive bricklet tiling, power points, Victorian style radiator, filter hood/extractor, main basic necessities such as microwave, kettle and toaster also comprehensive arrangement of crockery and cooking utensils.

## DINING ROOM (10' 0" X 9' 0") OR (3.05M X 2.74M)

Ornately coved ceiling, ceiling light point, sash window facing a South aspect with glazed door providing access to sun veranda/balcony. Victorian style radiator, power points, fitted double opening storage cupboard/wardrobe. Dining table and four chairs, power points.

## BEDROOM 1 (10' 9" X 10' 3") OR (3.27M X 3.12M)

Ornately coved ceiling, ceiling light point. Dual aspect room with sash windows facing a Westerly/Northerly aspect. Victorian style radiator, fitted double bed with fitted display plinths to either side with lights. Free standing double opening wardrobe with two storage drawers beneath, additional bedroom furniture.

## BATHROOM (7' 4" X 6' 8") OR (2.23M X 2.02M)

Attractive white bathroom suite in Victorian styling which includes panelled enclosed bath with hot and cold taps with separate thermostatic shower mixer above with adjustable shower attachment. Glazed Shower screen to one side with tiling to full height over bath area. Low level WC, wash hand basin with hot and cold taps with tiled splash back. Herringbone wood block flooring, multi-glazed window facing rear aspect, wall mounted extractor, towel rail, wall mounted mirror and shaver socket, door provides access to Utility cupboard which houses a new washing machine and provides access to the combination gas fired central heating boiler above.

## OUTSIDE

The property benefits from two PARKING BAYS, bin store and lockable storage shed. Sizable communal garden which screened to one side of the building which is beautifully maintained with picnic benches.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## 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.

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn left at the traffic lights into Station Road and proceed over the railway bridge into Fernhill Lane continue until reaching the Bashley roundabout take third exit out onto Sway Road and proceed until reaching Sway then just before reaching the railway station the property will be found on the right.

## DPS

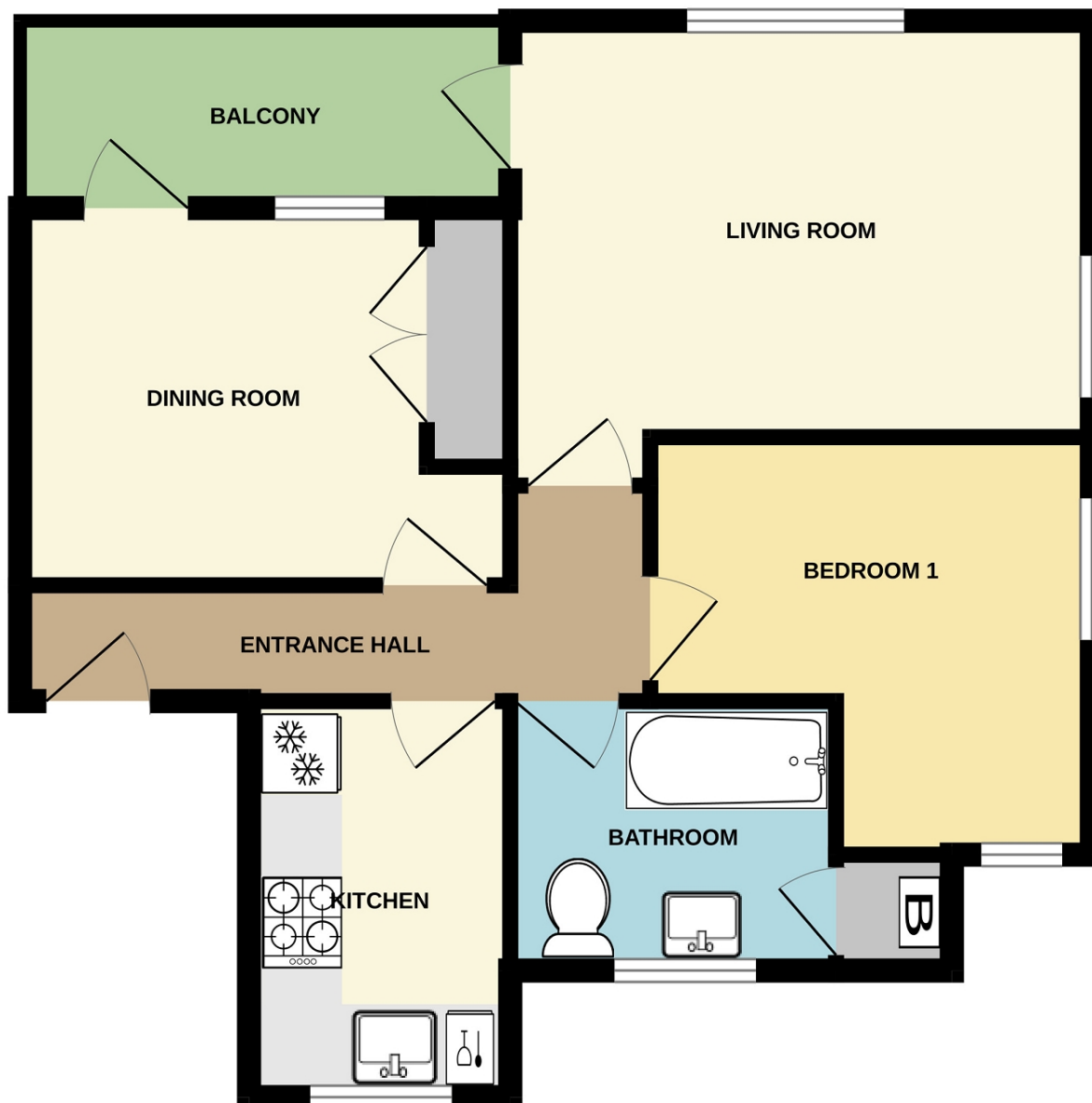
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website [www.depositprotection.com](http://www.depositprotection.com). The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge 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 C77



GROUND FLOOR  
523 sq.ft. (48.6 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA : 523 sq.ft. (48.6 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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