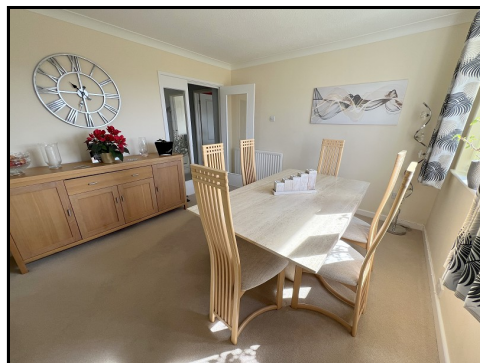




4 Channel Court Barton Wood Road, Barton on Sea, Hampshire. BH25 7QW

Guide Price £399,950



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





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Guide Price £399,950

A beautifully presented spacious three double bedroom first floor apartment with sea views. Features of the property include Entrance Hall, Main Hall, Sitting/Dining Room, Kitchen, En-suite Shower Room, Main Bathroom, Sun balcony, UPVC double glazing, Gas fired central heating, Garage, Communal Gardens, Share of Freehold.



COMMUNAL ENTRANCE DOOR

leading to staircase to first floor landing, private cupboard housing the consumer unit, light and shelving, personal door providing access to:

ENTRANCE HALL

Ceiling light, panelled radiator, power points, double opening doors providing access to:

RECEPTION HALL (23' 7" X 5' 9") OR (7.18M X 1.76M)

Hatch to loft area with pull down ladder, insulation and light. Panelled radiator, power points, three coats cupboards with hanging rails and shelving, Airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving over.

SITTING ROOM/DINING ROOM (23' 9" X 11' 6") OR (7.24M X 3.51M)

Aspect to the side elevation through UPVC double glazed windows providing distant sea views. Ceiling light, wall lights, power points, panelled radiator, vertical radiator, electric fire with stone surround, hearth and mantel. TV aerial point, power points, sliding UPVC double glazed doors providing access to Sun Balcony.

KITCHEN (15' 4" X 9' 8") OR (4.68M X 2.95M)

Wren fitted kitchen incorporating recessed ceiling lights. One and a half bowl single drainer composite sink unit with monobloc mixer tap set into a working surface extending along three walls with base drawers and cupboards beneath. Integrated dishwasher and washing machine. Four ring Bosch gas hob with glass splash back and extractor canopy over. Electric double oven. Integrated fridge/freezer, cupboard housing Worcester/Bosch gas fired boiler, eye level storage cupboards, breakfast bar with seating for two, power points, panelled radiator.

BEDROOM 1 (13' 11" MIN X 9' 9") OR (4.25M MIN X 2.97M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, fitted bedroom furniture incorporating one double and one single wardrobe units, chest of drawers, display shelving. UPVC double glazed floor to ceiling window providing distant views of sea.

EN SUITE SHOWER ROOM

Double shower unit with thermostatically controlled shower, rain effect shower head and tiled display niche, low level WC, heated towel rail, display shelving, chest of drawers, wash hand basin with monobloc mixer tap with storage cupboards over, tiled splash back and mirror fronted medicine cabinet with light over.

BEDROOM 2 (12' 2" X 10' 9") OR (3.71M X 3.27M)

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

BEDROOM 3 (10' 10" X 9' 1") OR (3.30M X 2.78M)

Aspect to the front elevation through UPVC double glazed window, ceiling light point, panelled radiator, power points.

BATHROOM

Obscure UPVC double glazed window facing the front aspect. Ceiling light, panelled bath unit with monobloc mixer tap, thermostatically controlled shower with rain effect shower head, hand held shower attachment, part tiled wall surrounds, low level WC, wash hand basin with tiled splash back, storage beneath, heated towel rail.

OUTSIDE

The property benefits from communal maintained grounds and an allocated parking space.

GARAGE

Remote controlled Up and over door, power and light.

BALCONY

Accessed from the Sitting Room with tiled flooring and glazed balustrade enjoying the view of sea glimpses.

LEASEHOLD & MAINTENANCE FEES

The vendor informs us that the property benefits from a share of freehold and the maintenance is approximately £800.00 per half year. There is a 953 Year Lease with the property.

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 Christchurch Road turning right and proceeding until reaching Sea Road on the left. Proceed down Sea Road and turn left into Barton Wood Road just before the Cliff top.

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.

COUNCIL TAX

The council tax for this property is band D



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.



FIRST FLOOR
1238 sq.ft. (115.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1238 sq.ft. (115.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, beams 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.