



3 Crosby Court Bouverie Close, Barton On Sea, New Milton. BH25 7HB

Guide Price £215,000



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





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RE-AVAILABLE - A two double bedroom **first floor flat** conveniently located within equal distance of New Milton Town Centre and Barton on Sea Cliff top. Features of the property include private entrance, entrance hall, lounge/dining room, kitchen, shower room, UPVC double glazing, gas fired central heating, communal grounds, garage. SHARE OF FREEHOLD & END OF CHAIN



ENTRANCE LOBBY

Accessed via UPVC double glazed door, aspect to the side elevation through UPVC double glazed window. Staircase to first floor landing with aspect to the rear elevation and door leading to:

ENTRANCE HALL

Ceiling light, hatch to loft area, panelled radiator, programmer and time clock for central heating. Coats cupboard with hanging rail and shelf and additional storage over.

LOUNGE/DINING AREA (16' 4" X 12' 1") OR (4.99M X 3.69M)

Aspect to the front and side elevations through UPVC double glazed windows, two ceiling light points, double panelled radiator, power points, TV aerial point, feature electric flame effect fire set into a hearth, surround and mantel. UPVC double glazed door providing access onto SUN BALCONY.

KITCHEN (9' 8" X 8' 3") OR (2.94M X 2.52M)

Aspect to the side elevation through UPVC double glazed window. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base cupboards beneath. Fitted gas cooker incorporating double oven and hob with extractor fan over. Recess for fridge/freezer and washing machine. Additional work surface with base drawers and cupboards beneath, eye level storage cupboards, wall mounted gas fired boiler.

BEDROOM 1 (13' 2" X 12' 1") OR (4.01M X 3.69M)

Aspect to the rear and side elevations through UPVC double glazed windows. Ceiling light, double panelled radiator, power points.

BEDROOM 2 (13' 7" X 11' 0") OR (4.15M X 3.36M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed double wardrobe with storage cupboards over.

SHOWER ROOM

Obscure UPVC double glazed window to side, ceiling light, extractor fan, part tiled wall surrounds, fitted Mira shower unit, wall hung wash hand basin and low level WC, electric heater, double opening airing cupboard with pre-lagged hot water cylinder, fitted immersion heater and slatted shelving.

OUTSIDE

There are communal grounds which are mainly laid to lawn with a driveway extending along the side of the building providing access to the rear elevation where there is bin and bike stores with off road parking and access to:

GARAGE IN BLOCK

Located nearby with up and over door.

LEASEHOLD & MAINTENANCE FEES

The property has the benefit of a share of the freehold with the lease being 935 years in length. The vendor confirms that the maintenance is approximately £1,500.00 per annum.

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 turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Proceed to the traffic lights and cross over into Barton Court Avenue then take the first turning right into Bouverie Close

PLEASE NOTE

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. 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 C

EPC RATING

The EPC rating for this property is C71



GROUND FLOOR
759 sq.ft. (70.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 759 sq.ft. (70.5 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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