



33 Maple Close, Barton On Sea, Hampshire. BH25 7AR

£1,395 Monthly



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





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A beautifully presented three bedroom part furnished terraced property to let with garage in block. The property is situated in a sought after location with views of the Isle of Wight and South backing rear garden.



OUTSIDE SENSOR LANTERN

Illuminates the front door area accessed via attractive block paved path provides access. UPVC leaded light door provides access to:

ENTRANCE HALL

6.20m x 1.79m

Smooth finished ceiling, numerous LED ceiling downlights, mains voltage smoke detector. Opaque double glazed window to side aspect, safety trip consumer unit, power points, double panelled radiator with independent thermostat. Balustrade staircase to first floor landing with under stairs storage cupboard and double opening doors provide access to Utility Cupboard which houses the Panasonic washing machine and Indesit tumble dryer with storage space above. Hall storage cupboard with power point, borrowed light glazed window through to kitchen, bifold door provides access to:

CLOAKROOM

1.77m x 0.79m

Modern white suite comprising low level WC with push button flush with mirror fronted medicine cabinet above. Radiator to one side with independent thermostat, tiled flooring, tiled splash backs, corner wash hand basin with pop-up waste with monobloc mixer tap above with tiled splash back and opaque double glazed window facing front aspect.

KITCHEN

4.49m x 2.99m

Smooth finished ceiling, numerous LED downlights, large UPVC double glazed window overlooking front garden aspect with window shutters. Quality comprehensive range of eye to floor mounted kitchen units with shaped work top areas with fitted appliances including Neff four ring stainless steel gas hob with Neff extractor hood above. Neff eye level double oven with grill with matching microwave above with storage cupboards above and beneath. Integrated fridge and freezer. Full size Neff dishwasher, fully tiled flooring, double panelled radiator, wall mounted Sony TV, attractive tiled splash backs, under pelmet unit lighting, integrated stainless steel sink with twin bowl with integrated draining board to work top with swan necked mixer tap, numerous power points, pan drawers, cutlery drawer, upright radiator, square opening provides access to:

OPEN PLAN SITTING/DINING ROOM

4.67m x 5.35m

Benefiting from a later addition and enjoys a South facing aspect with glimpses towards the Isle of Wight and Christchurch Bay. Three Velux windows flood the room with natural light as well as double glazed windows overlooking the garden and double opening doors to decked and patio area which then leads to the walled courtyard year garden. Wall lights, upright radiator, continuation of tiled flooring, built-in storage cupboards with fitted shelving which also houses the stopcock. Wall mounted Panasonic TV with Sonos sound bar beneath. Under floor heating, attractive open grate log effect fire beneath with wooden mantel above. TV aerial point, USB charging points.

FIRST FLOOR LANDING

2.68m x 1.83m

Coved and smooth finished ceiling, ceiling downlights, mains volted smoke detector, door provides access to factory lagged hot water cylinder with fitted immersion heater, door leads to:

BEDROOM ONE

3.25m x 2.97m

Coved and smooth finished ceiling, numerous LED downlights, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, range of fitted bedroom furniture including matching headboard and range of fitted wardrobes to one wall.

BEDROOM TWO

3.84m x 2.59m

Coved and smooth finished ceiling, LED downlights, UPVC double glazed window overlooking rear garden aspect towards the South with views towards the Isle of Wight and Christchurch Bay. Power points.

BEDROOM THREE

2.58m x 2.20m

Coved and smooth finished ceiling, two ceiling downlights, UPVC double glazed window facing rear garden aspect with views towards Isle of Wight. Radiator with independent thermostat, power points.

BATHROOM

2.35m x 1.80m

Modern white suite comprising panelled enclosed bath with twin hand grips with swan necked mixer tap, separate Aqualisa shower above bath, shower screen, corner low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap with wall mounted back-lit mirror with shaver socket with glazed display shelf beneath. Heated chrome effect towel rail, fully tiled walls, ceiling extractor, door provides access to shelved airing cupboard with radiator. Fully tiled flooring.

OUTSIDE - FRONT & GARAGE

Front garden has Astro turf for ease of maintenance with path leading to front door. Property benefits from a garage in nearby block.

REAR GARDEN

Rear garden benefits from being South facing and benefits from being screened from neighbouring properties with part walling and brick walling. Storage shed to one corner, gate providing access to Maple Close. Part of the garden is paved or Astro turfed and part decked.

VIEWING ARRANGEMENTS

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.

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk



DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and proceed until reaching the mini-roundabout at junction with Lymington Road turn right and take the second turning left into Becton Lane. Continue down the road past Durlston Court School and Maple Close is 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.

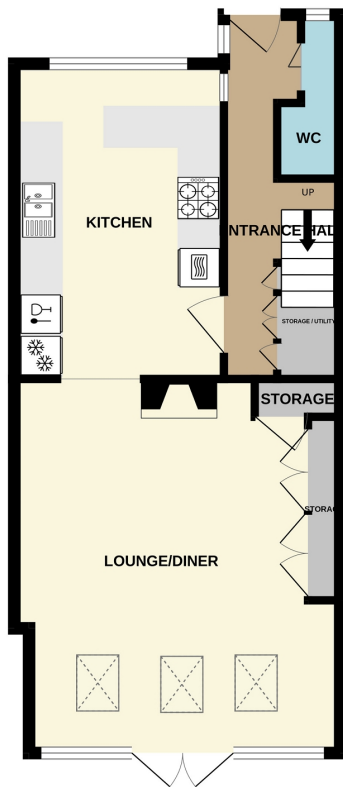
DEPOSIT

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 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.

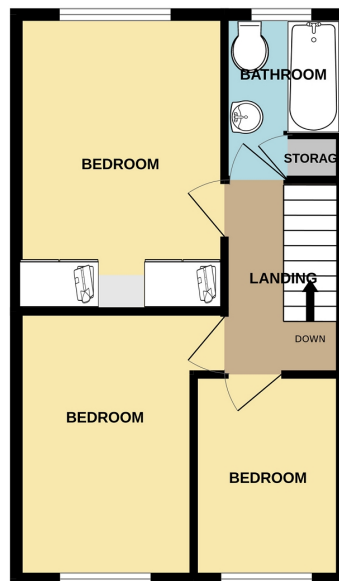
Complaints Procedure.

Ross Nicholas & company is a member of the Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

GROUND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.5 sq.m.) approx.



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TOTAL FLOOR AREA : 899 sq.ft. (83.5 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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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.