



24 Shoreacre 24 Marine Drive East, Barton On Sea, Hampshire. BH25 7DT

£1,250 Monthly



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





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A spacious and well presented two double bedroom first floor flat to let and located on Barton-on-Sea cliff top. Features of the property include Sitting/Dining Room, Kitchen, bathroom, communal grounds, garage in nearby block. Partly furnished.



ENTRANCE HALL

Accessed via personal front door. Staircase to first floor landing, aspect to the rear elevation through UPVC double glazed window. Ceiling light, door providing access to:

HALLWAY

Two double storage cupboards with hanging rails and shelving, additional storage over. Panelled radiator, smoke detector, ceiling light.

SITTING ROOM/DINING ROOM (25' 6" X 11' 9") OR (7.77M X 3.58M)

Aspect to the side elevation through double glazed sliding patio doors leading to Sun Balcony. Two ceiling light points, wall lights, two double panelled radiators, power points, TV aerial point. Electric fire with stone surround, hearth and wooden mantel. Security entry phone.

KITCHEN (11' 8" X 8' 9") OR (3.55M X 2.67M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light point, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Three quarter height fridge/freezer, dishwasher and tumble dryer, double panelled radiator, double electric oven, four ring Neff gas hob with extractor fan over. Eye level storage cupboards, part tiled wall surrounds with extractor fan over. Eye level storage cupboards, wall mounted Worcester/Bosch gas fired boiler.

BEDROOM 1 (13' 5" X 10' 2") OR (4.09M X 3.11M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points. Large triple wardrobe unit with sliding doors, hanging rails, shelving and drawers. Recessed storage cupboard.

BEDROOM 2 (12' 11" X 10' 9") OR (3.93M X 3.28M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points. Double wardrobe unit with sliding mirror fronted doors, hanging rails and shelving.

BATHROOM (7' 4" X 6' 2") OR (2.23M X 1.89M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light. Panelled bath unit with monobloc mixer tap and wall mounted Sprint Shower unit with glazed shower screen, pedestal wash hand basin with wall mounted mirror with light over. Low level WC, heated towel rail, large mirror fronted medicine cabinet.

BALCONY

Tiled flooring and glazed surrounds.

OUTSIDE

The development is situated on maintained grounds with a selection of lawns and flower bed. There is a bin/bike store and GARAGE located in nearby block.

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 turn right into Station Road and then take the second turning right into Barton Court Road and proceed until reaching the traffic lights. Cross over into Barton Court Avenue and on reaching the cliff top turn left and Shoreacre will be found on the left.

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.

DPS

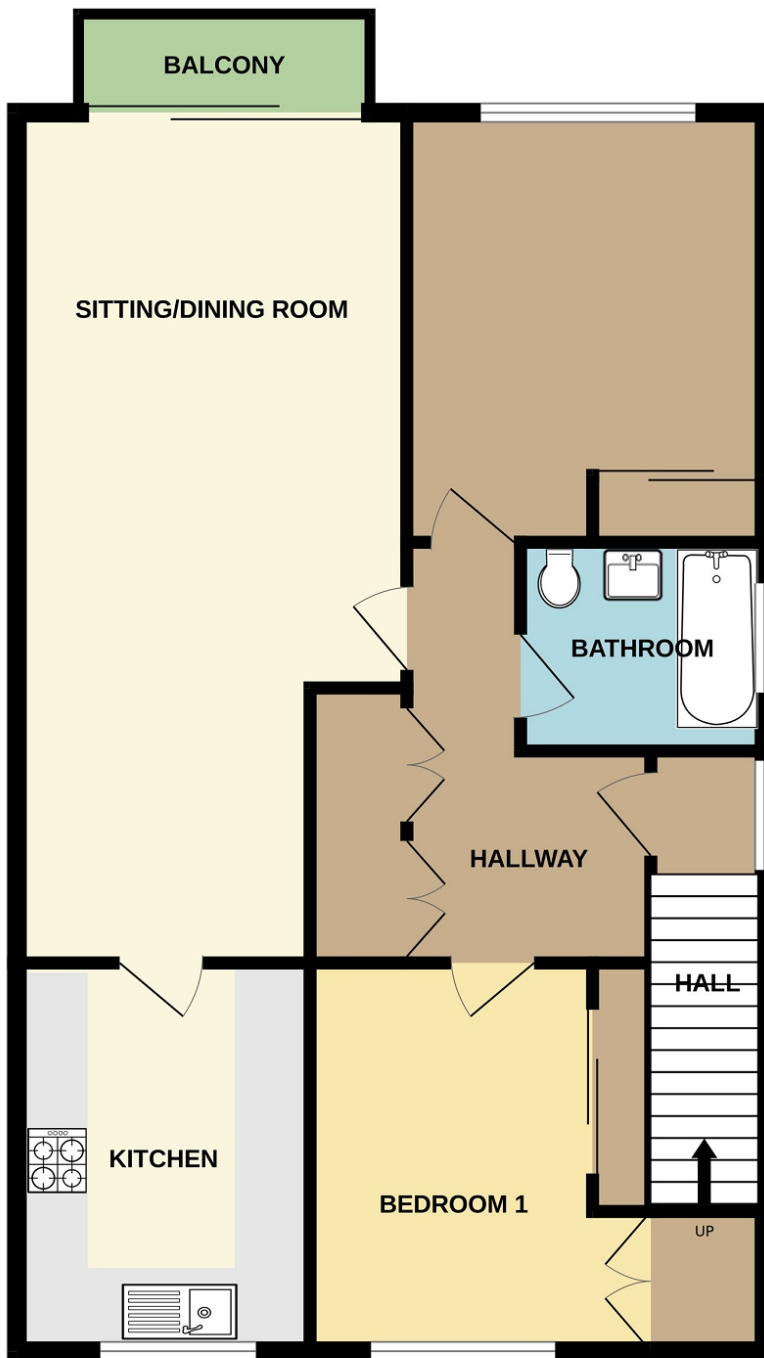
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 836 sq.ft. (77.7 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.