



1 Ariane Court Woodlands Road, Barton On Sea, Hampshire. BH25 7NS

Guide Price £349,950



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A beautifully presented two double bedroom ground floor flat with its own private entrance located within a short walk of Barton on Sea Cliff Top. Features of the property include Reception Hall, Lounge/Dining Room, Kitchen, Cloakroom, Shower Room, UPVC double glazing, gas fired central heating, driveway providing off road parking, Garage and shared garden.



ENTRANCE PORCH

Accessed via UPVC double glazed front door with matching side screen. Tiled flooring, smooth finished ceiling, panelled door with glazed side screen providing access to:

HALLWAY (10' 11" X 9' 10") OR (3.33M X 3.00M)

Ceiling light, smoke detector, panelled radiator, cupboard housing modern consumer unit and meter.

LOUNGE/DINER (23' 2" X 13' 2") OR (7.07M X 4.01M)

Aspect to the front and side elevations through UPVC double glazed windows, ceiling light, wall lights, two panelled radiators, power points, TV aerial point, connections for wall hung television. Feature electric flame effect fire with surround, hearth and mantel. Serving hatch through to kitchen. Sliding double glazed door providing access to:

CONSERVATORY (9' 3" X 8' 0") OR (2.82M X 2.44M)

Polycarbonate roof with double glazed windows and low brick wall. Panelled radiator, power points, double opening doors providing access to shared rear garden.

KITCHEN (10' 5" X 6' 9") OR (3.18M X 2.05M)

Aspect to the rear elevation through UPVC double glazed window, single bowl single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along three walls with storage drawers and cupboards beneath. Recess for dishwasher, washing machine and full height fridge/freezer, fitted double oven with four ring gas hob over and Bosch canopy extractor fan over. Eye level storage cupboards, wall mounted Worcester/Bosch gas fired boiler. Ceiling light, display shelving, tiled wall surrounds.

BEDROOM 1 (12' 7" X 10' 7") OR (3.84M X 3.23M)

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

BEDROOM 2 (10' 11" X 10' 8") OR (3.33M X 3.25M)

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

SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Smooth finished ceiling, ceiling light, part tiled wall surrounds, shower cubicle with thermostatically controlled shower unit with sliding shower screen. Wash hand basin with monobloc mixer tap, storage beneath and extending to one side incorporating low level WC with display top. Heated towel rail, linen cupboard with slatted shelving.

CLOAKROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, low level WC, wash hand basin with monobloc mixer tap, tiled splash back, mirror over, heated towel rail, double storage cupboard with shelving and sliding doors.

OUTSIDE

The flat is located in a block of two and one of the main features is the maintained grounds with the front being mostly laid to lawn with a paved pathway providing access to the front door. A driveway provides parking for a number of cars and access to the garage with remote control up and over door, power and light. From the driveway a personal gate provides access to the rear shared garden which has a paved area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. There is a hard standing area with Arctic Spa hot tub and Gazebo covering incorporating bar stool seating area to the side. Within the garden there is a Summer House with double opening glazed door and matching side screens. The property also benefits from outside water tap.

LEASEHOLD & MAINTENANCE FEES

The owners of Ariane Court own a share of the freehold. Maintenance is paid half yearly and the approximate cost at present is £765.00 per half year. The property benefits from a remainder of a 999 year lease from the 1980's.

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 Old Milton Green then turn right into Lymington Road and continue until reaching Sea Road. Turn into Sea Road taking the 6th turning left into Seaward Avenue then first right into Woodlands Road.

PLEASE NOTE

From 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.

BUYERS NOTE

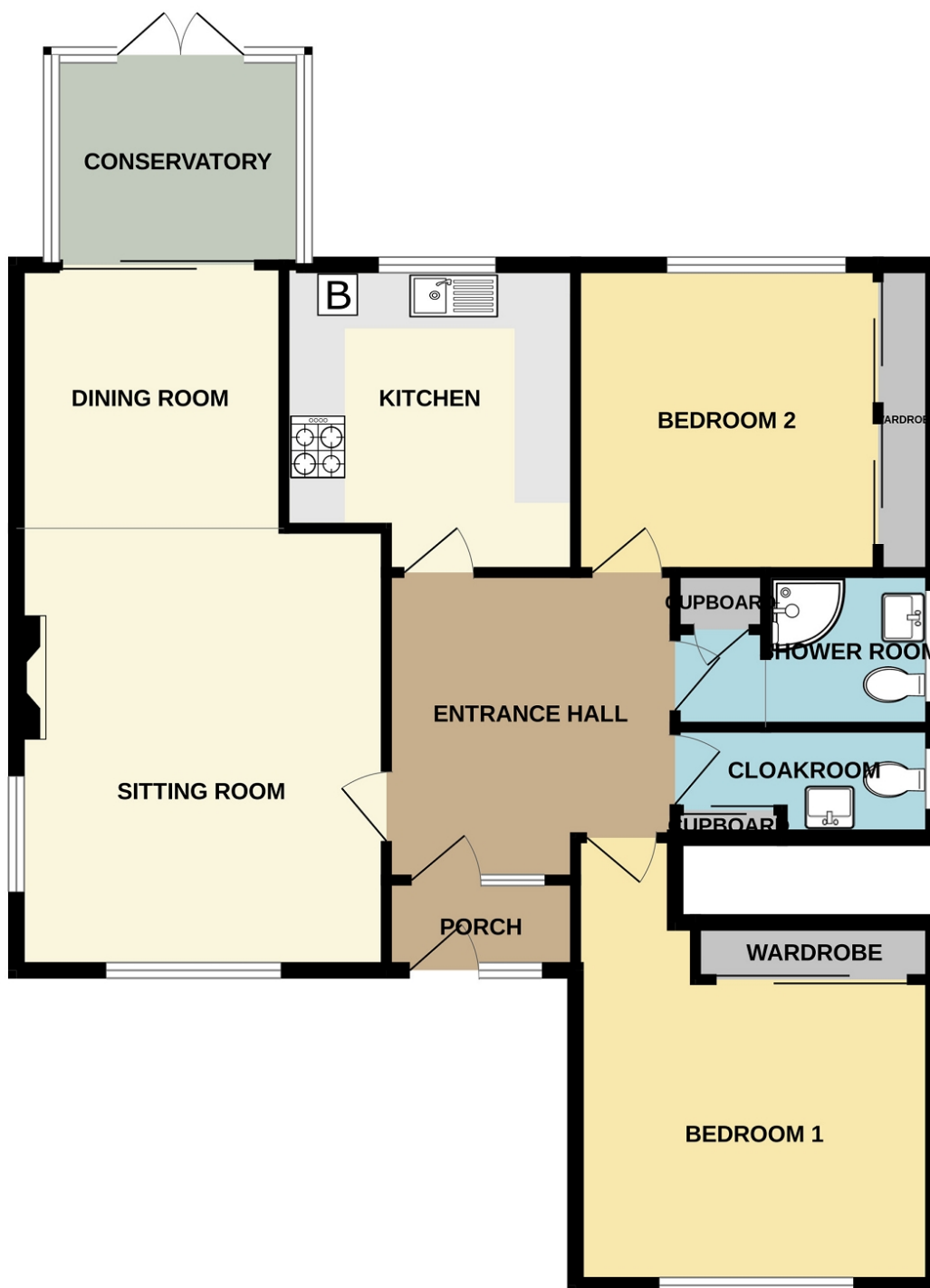
Require a survey? Visit our website www.rossnicholas.co.uk for further information. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge 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.

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR
999 sq.ft. (92.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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