



5 Dracaena Court 49 Seaward Avenue, Barton On Sea. BH25 7HN

£259,950



Ross Nicholas & Company Limited
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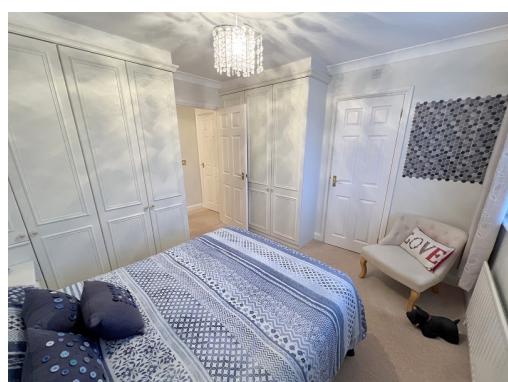




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A very well presented two bedroom first floor flat conveniently located within a short walk of Barton on Sea cliff top, local convenience store and bus stop. Features of the property include Sitting room, dining room, kitchen/breakfast room, en-suite shower room, main bathroom, communal gardens and garage. Share of Freehold and Sole Agents.



COMMUNAL ENTRANCE

Security entrance door leading to communal hall with staircase to first floor. Personal door leading to:

ENTRANCE LOBY

Smoothed finished ceilings, ceiling light and door providing access to:

ENTRANCE HALL

Smoothed finished ceiling, ceiling light, panelled radiator, power points, security entry phone, thermostat control, storage cupboard with slatted shelving, consumer unit and electric heater. Double opening doors leading to:



SITTING ROOM (19' 2" X 11' 4") OR (5.85M X 3.45M)

Aspect to the rear elevation through UPVC double glazed window. Smoothed finished ceiling, two ceiling light points, two panelled radiators, t.v aerial point and power points. Double opening doors leading to Juliet balcony. Open way through to:

DINING ROOM (9' 10" X 7' 8") OR (3.0M X 2.34M)

Aspect to the rear elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, panelled radiator, power points and door leading to:

KITCHEN BREAKFAST ROOM (14' 5" X 8' 5") OR (4.40M X 2.56M)

Aspect to the front elevation through UPVC double glazed window, One and a half bowl single drainer composite sink unit set into a working surface extending along two walls with a range of base drawers and cupboards beneath. Recess for full height fridge/freezer, integrated washing machine/dryer. Fitted stainless steel Neff electric oven with four ring AEG Gas hob and extractor fan over. part tiled wall surrounds, eye level storage cupboards one of which housing Gloworm gas fired boiler. Range of power points, panelled radiator, additional work surface/breakfast bar with cupboard and drawer beneath, seating space for two and display shelving to end. Additional large broom/storage cupboard with shelving.



BEDROOM 1 (10' 11" X 10' 10") OR (3.33M X 3.30M)

Aspect to the front elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light and panelled radiator. Bed recess with fitted bedside cabinets, two double and two single wardrobe units with hanging rails and shelving. Power points and panelled radiator.

EN-SUITE SHOWER ROOM

Fully tiled wall surrounds, smoothed finished ceiling, ceiling light, recessed shower with glazed door, wall hung was hand basin with mirror light and shaver point over. Low level w.c and panelled radiator.



BEDROOM 2 (10' 11" X 7' 9") OR (3.33M X 2.37M)

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

BATHROOM (5' 6" X 6' 7") OR (1.68M X 2.00M)

Obscure UPVC double glazed window to rear, smoothed finished ceiling and ceiling light. Fully tiled wall surrounds, panelled bath unit with monobloc mixer tap and hand held shower attachment, panelled radiator, low level w.c. pedestal wash hand basin with mirror light and shaver point over.



OUTSIDE

There are south facing communal grounds which are maintained and mainly laid to lawn and enclosed behind close board fencing. To the rear boundary there is an additional private communal garden that is also laid to lawn and has shrub and flower beds and a seating area.

GARAGE & PARKING

Located in nearby block with up and over door. There are also a number of parking spaces for residents and visitors.

LEASEHOLD & MAINTENANCE FEES

The property benefits from a share of Freehold with a 982 year lease and the last annual maintenance fee was £1,400.00.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down to the main Lymington Road turn right and continue past The Housemartin Inn and turn left into Sea Road continue for some distance before turning left into Seaward Avenue and Dracaena Court can be found on the right-hand side.



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.

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.

COUNCIL TAX

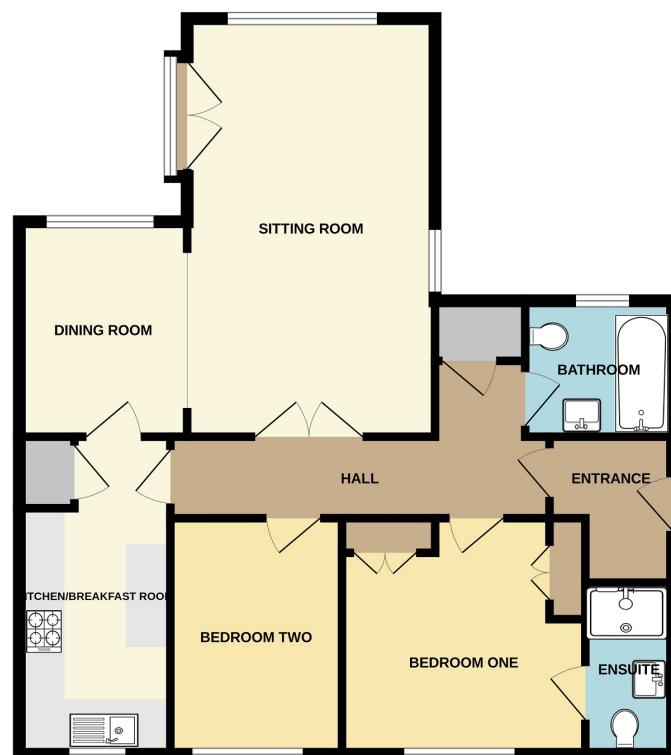
The council tax for this property is band D

EPC RATING

The EPC rating for this property is C80



GROUND FLOOR
802 sq.ft. (74.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 802 sq.ft. (74.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and rooms are approximate. We cannot accept responsibility for any inaccuracy, 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 condition or working order can be given.
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