



12 White Horses, Barton On Sea, Hampshire. BH25 7EQ

£1,595 Monthly



Ross Nicholas & Company Limited
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BH25 6DQ
01425 625 500

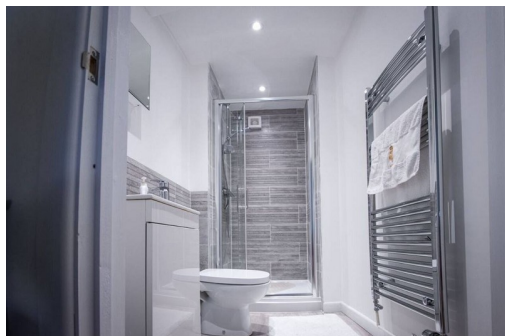




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A well presented extended two bedroom two bathroom mid-terraced furnished property to let for six months only. The property is located in an ideal location with views over Christchurch Bay.



ENTRANCE PORCH

Accessed via UPVC double glazed door with ceiling light, smoke alarm, wood effect vinyl flooring, window seat with cupboard beneath which provides access to electric meter and safety trip consumer unit. Door provides access to:

SITTING ROOM (16' 5" X 13' 5") OR (5.0M X 4.08M)

Coved and smooth finished ceiling, ceiling light, smoke detector, the room comes fully furnished with Panasonic TV with Sonos sound bar beneath and matching sub. Blu-ray player, three piece settee suite, continuation of wood effect vinyl flooring, wall mounted electric thermostatically controlled radiator, large UPVC double glazed picture window with Roman blind looking towards Cliff top with sea view. Door provides access to:

LOBBY

Opening provides access to hidden staircase illuminated by down light, smoke alarm and door provides access to kitchen/family room.

KITCHEN

Smooth finished ceiling, comprehensive range of eye level and floor mounted gloss Grey kitchen units with a mixture of composite and Granite work surfaces with matching upstands. The kitchen is fully fitted which includes integrated fridge and freezer, Lamona oven and grill, pull out pantry cupboard, integrated one and a half bowl sink unit with swan necked mixer tap. Fitted induction four ring hob, integrated full size dishwasher, integrated washing machine, heat detector, under unit lighting and feature coloured above unit lighting, ceiling downlights. Continuation of wood effect vinyl flooring, room opens up and leads to main dining area.

DINING AREA

Smooth finished ceiling, Velux window flooding the room with natural light with Bi-Fold doors flanking one wall providing access to patio and rear lawned garden. The Dining Room benefits from wall mounted Panasonic television, fitted blinds, two double panelled radiators, power points, four seater dining table, glass display cabinet, wine cooler, wall mounted extractor. Numerous ceiling downlights.

INNER HALL

Ceiling downlight, power point, telephone point with router (Virgin Broadband included), door provides access to under stairs storage cupboard with basic items such as Hoover, ironing board, iron, clothes line dryer, door provides access to:

SHOWER ROOM (8' 6" X 4' 0") OR (2.58M X 1.21M)

Three ceiling downlights, glazed shower door provides access to enclosed shower cubicle with chrome effect shower mixer bar with adjustable shower attachment above. Low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap with vanity unit beneath, tiling to half height. Wall mounted mirror, chrome effect towel rail. Continuation of wood effect vinyl flooring, wall mounted extractor.

FIRST FLOOR LANDING

Coved and smooth finished ceiling, ceiling light point, smoke detector, radiator with independent thermostat, power points, double opening doors provide access to airing cupboard and Vaillant gas fired central heating boiler, door provides access to:

BEDROOM 1 (16' 1" X 13' 4") OR (4.91M X 4.07M)

Coved and smooth finished ceiling, two ceiling light points, stunning room with large window and double glazed doors overlooking the South aspect with views over Christchurch Bay via balcony. Double panelled radiator with independent thermostat, fitted blind to window and curtains to French doors. Smoke detector, numerous power points including USB charging point, range of fitted wardrobes and dressing table to one wall. Wall mounted Panasonic wall mounted TV with Sonos sound bar beneath connected to Blu-ray beneath and additional bedroom fitments.

BEDROOM 2 (6' 10" X 6' 10") OR (2.09M X 2.08M)

Coved and smooth finished ceiling, ceiling light point, smoke detector, UPVC double glazed window facing rear aspect with radiator beneath with independent thermostat, double bed with headboard, matching bedside units with lamps, built-in double opening wardrobe.

BATHROOM

Coved and smooth finished ceiling, enclosed ceiling light. Opaque UPVC double glazed window facing rear aspect with fitted blind. Modern white suite comprising panelled enclosed bath with mixer tap and separate shower mixer above. Overhead rainwater shower and separate shower attachment. Shower screen to one side, low level WC with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath, wall mounted mirror fronted medicine cabinet, chrome towel rail, Dimplex convector heater, tiled flooring.

OUTSIDE

The property benefits from one unallocated parking bay and also the option to park in the garage providing a second parking space. The property has a small front lawned area which belongs to this property.

REAR GARDEN

Two patio areas with centralised lawn with shrub borders to two sides. The rear garden is enclosed by close board or panelled fencing.

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 to the 'T' junction with Christchurch Road, turn right and proceed until reaching Sea Road on the left. Turn into Sea Road and continue until reaching the Cliff top, turn left and White Horses will be found on the left.



WEB SITE

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

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. 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 - 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.

EPC RATING

The EPC rating for this property is Band D.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA - 1033 sq.ft. (95.9 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.