



Flat 1, Drakes View 18 Marine Drive, Barton On Sea, Hampshire. BH25 7QP

£495,000



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





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A two bedroom modern ground floor flat with views over the sea towards the Isle of Wight benefiting from a private South facing patio with a share of the Freehold.



COMMUNAL ENTRANCE

Communal entry phone system to communal front door located to the rear of the building adjacent to the communal parking. Access to the well kept communal corridors which are heated with low voltage lighting and door located on the left-hand side provides access to Flat 1. Oak veneered door, spyhole and provides access to:

ENTRANCE HALL (9' 11" X 9' 5") OR (3.03M X 2.87M)

Smooth finished ceiling, numerous ceiling downlights, mains voltage smoke detector, Oak veneered doors internally, silver coloured handles, door provides access to coats cupboard which houses electric meter and consumer unit, radiator, wall mounted entry phone, central heating thermostat, power points and door leads to:

LOUNGE/DINER (19' 0" X 13' 4") OR (5.79M X 4.06M)

Benefiting from a splendid view overlooking Christchurch Bay towards the Isle of Wight overlooking the communal gardens and Barton cliff top. Double opening French doors with matching double glazed windows with window openers providing access to a private patio overlooking the communal gardens. Property benefits from Sky connection point, TV aerial point, telephone point, numerous power points, additional eye level window to side aspect benefiting from an Easterly aspect. Two double panelled radiators both with independent thermostats, space for dining area, ceiling light point and numerous ceiling downlights.

KITCHEN (10' 9" X 8' 8") OR (3.27M X 2.64M)

Smooth finished ceiling with numerous ceiling downlights, comprehensive range of eye level and floor mounted kitchen units with Granite work surfaces with matching upstands and numerous fitted kitchen appliances including a stainless steel four ring gas hob, Neff fan assisted single oven and grill. Stainless steel extractor canopy above, glazed splash back, integrated one and a half bowl stainless steel sink with swan necked mixer tap, integrated single drainer to work top. Integrated full size Bosch dishwasher, recently fitted Hotpoint automatic washing machine, recently installed Vaillant gas fired central heating boiler, integrated under counter fridge, numerous storage drawers, comprehensive range of eye level cupboards and floor mounted cupboards including angled pantry cupboard. Eye level Neff microwave, stainless steel switches and sockets, UPVC double glazed window overlooking rear aspect over communal garden, tiled flooring.

BEDROOM 1 (13' 5" X 11' 5") OR (4.10M X 3.47M)

Smooth finished ceiling with numerous ceiling downlights and ceiling pendant. UPVC double glazed window overlooks the sea front. Fitted double opening wardrobes, double panelled radiator with independent thermostat, numerous power points, TV aerial point, two way light switching, telephone point and door leads to:

EN-SUITE SHOWER ROOM (8' 5" X 3' 11") OR (2.56M X 1.19M)

Smooth finished ceiling with ceiling downlights, ceiling extractor, tiling from floor to ceiling height including tiled flooring. Low level WC with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath. Recessed mirror above with light and shaver socket. Bi-fold door provides access to shower cubicle with thermostatic shower mixer with adjustable shower attachment with ceiling light above, chrome effect heated towel rail.

BEDROOM 2 (11' 7" X 9' 9") OR (3.53M X 2.96M)

Smooth finished ceiling, numerous ceiling downlights. Opaque UPVC double glazed window facing rear aspect, radiator with independent thermostat, power points.

BATHROOM (7' 6" X 5' 8") OR (2.29M X 1.73M)

Smooth finished ceiling, numerous ceiling downlights, ceiling extractor, fully tiled walls from floor to ceiling including flooring. Modern white suite comprising panelled enclosed bath with twin hand grips with mixer taps and shower attachment, radiator with independent, low level WC with push button flush, wash hand basin with vanity unit beneath with monobloc mixer tap above pop-up waste. Recessed mirror with wall light and shaver socket up. Chrome effect towel rail.

GARAGE

Each apartment benefits from an individual garage located to the rear of the building. The garage to this flat being the first one on the left-hand side. Two visitor parking bays to the front of the building but most residents tend to park in their garages or leave their cars on Marine Drive leaving the visitor bays free at all times. The garage also benefits from power. Between the garages a door provides access to the bicycle store and the drying area with a rotary line.

OUTSIDE

The flat benefits from a glorious patio adjoining the property which is for the sole benefit of this flat and overlooks the delightful communal gardens with the stunning views of Barton Cliff top, Christchurch Bay, views of the Isle of Wight and Hengistbury Head in the background.

GENERAL INFORMATION

The property is managed by the Residents as they share the Freehold. Accountants in New Milton looking after the financial affairs. Monthly maintenance per month is approximately £90. Council tax band D.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. Please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

PLEASE NOTE

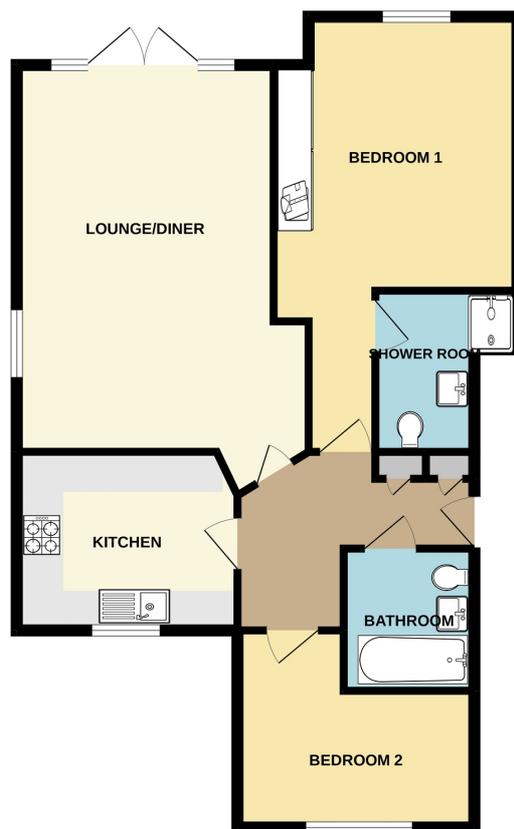
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

SERVICES

This property has the following services: Mains electricity, mains water, mains gas, mains drainage



GROUND FLOOR
784 sq.ft. (72.8 sq.m.) approx.



TOTAL FLOOR AREA : 784 sq.ft. (72.8 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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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.