



7 Naish Mews, Dilly Lane, Barton On Sea, Hampshire. BH25 7DH

£279,500



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





**7 Naish Mews, Dilly Lane, Barton On Sea, New Milton,
Hampshire. BH25 7DH**

£279,500

A well presented two bedroom two bathroom ground floor apartment with gated parking situated within easy walking distance of Barton Cliff top and Long Meadow.



UNDER COVER ENTRANCE

Outside light point, UPVC double glazed door with double glazed insert leads into the:

ENTRANCE HALL (20' 3" X 4' 1") OR (6.16M X 1.24M)

Coved and smooth finish ceiling, two ceiling light points, mains smoke detector, wood vinyl style flooring with matting to front entrance, telephone point, power point, radiator, wall mounted thermostat, alarm system. Door provides access to deep under stairs storage cupboard with shelving. Airing cupboard with hot water cylinder with slatted shelving to one side, wall mounted electric consumer unit, electric meter.

KITCHEN (9' 8" X 8' 4") OR (2.94M X 2.54M)

Base and wall mounted Kitchen units with areas of laminate roll top work surface over, inset one and a half bowl sink unit with drainer adjacent and mixer tap over, fitted Zanussi gas hob with Bosch fan assisted oven and grill beneath, integrated fridge/freezer, integrated dishwasher. Space and plumbing for washing machine. Inset kick plate heater. Cupboard provides access to Vaillant recently installed Gas fired boiler. Under cupboard lighting, tiled splash backs, power points, UPVC double glazed window to rear (East) aspect.

SITTING ROOM/DINING ROOM (18' 10" X 11' 3") OR (5.74M X 3.44M)

Narrows in part to 2.64m. Coved and smooth finish ceiling, two ceiling light points, double and single panelled radiators, power points, T.V. point, satellite connection point. UPVC double glazed window to rear.

BEDROOM 1 (13' 8" X 11' 3") OR (4.17M X 3.44M)

Coved and smooth finish ceiling, ceiling light point, power points, wall mounted single panelled radiator, UPVC double glazed window to front communal grounds and an outlook to Dilly Lane, T.V. point. Door provides access to:

EN SUITE SHOWER ROOM (6' 9" X 5' 2") OR (2.07M X 1.58M)

Double width shower cubicle with fully tiled walls, Aqualisa shower fittings, low level flush WC and pedestal wash hand basin with mixer tap, shaver point, radiator.

BEDROOM 2 (9' 4" X 8' 4") OR (2.85M X 2.55M)

Coved and smooth finish ceiling, ceiling light point, wall mounted panelled radiator, UPVC double glazed window to front aspect, telephone point, power points.

BATHROOM

Coved and smooth finish ceiling, ceiling light point, extractor, tiling to full height over bath area, panel enclosed bath with mixer tap and hand shower attachment, low level flush WC with concealed cistern, pedestal wash hand basin with mixer tap, storage cupboard in Gloss Grey, inset shaver point, Vinyl cushion flooring.

OUTSIDE

The property is approached via a pair of electric gates providing vehicular access with a pedestrian wrought iron gate adjacent. This in turn leads to the parking area with generous parking for resident and visitors alike. There are areas of communal garden which are laid mainly to landscaped shrub and flower borders providing a very pleasant environment.

LEASEHOLD & MAINTENANCE FEES

The property is held on the remainder of a 125 years lease with approximately 107 years remaining. An annual service charge is levied and is approximately £1,350 per annum and an Annual Ground Rent of £250.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road taking the second turning right into Barton Court Road. At the traffic lights cross over into Barton Court Avenue taking the third turning left into Dilly Lane and Naish Mews will be found on the corner of Dilly Lane and Grove Road.

PLEASE NOTE

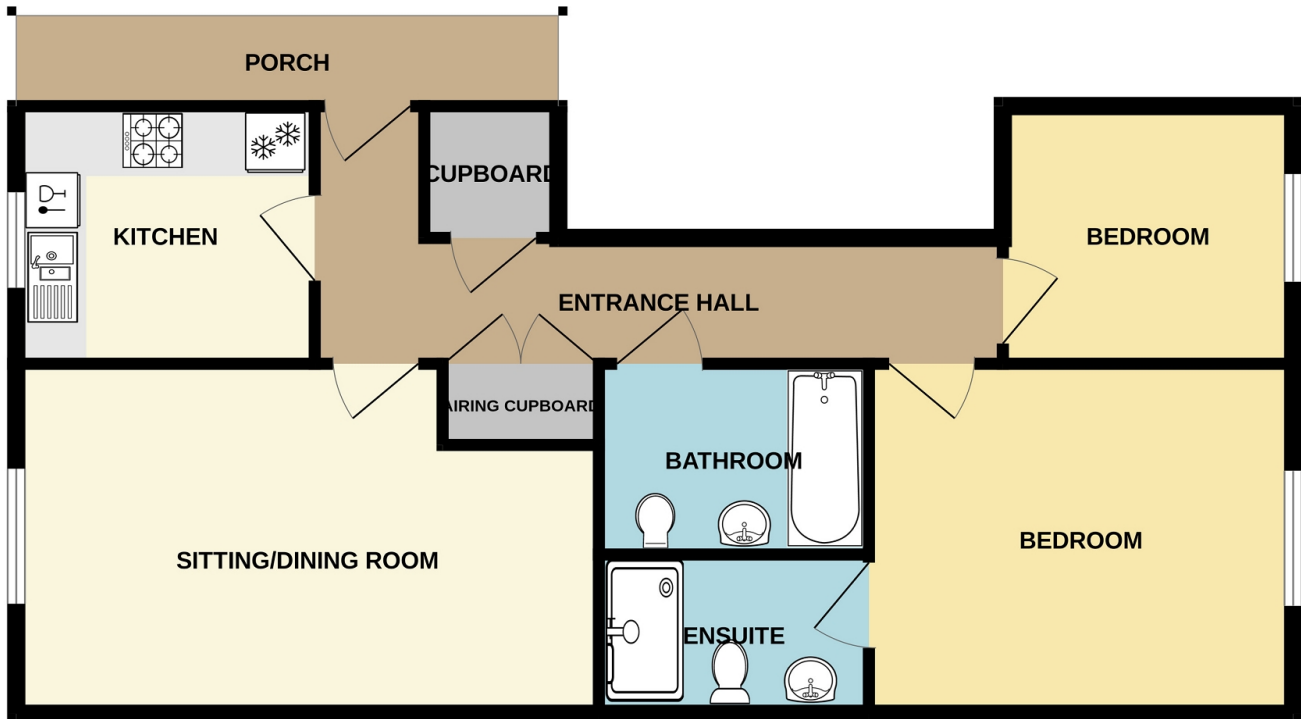
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

EPC RATING

The EPC rating for this property will be confirmed shortly.



GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



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TOTAL FLOOR AREA: 801 sq.ft. (74.4 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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