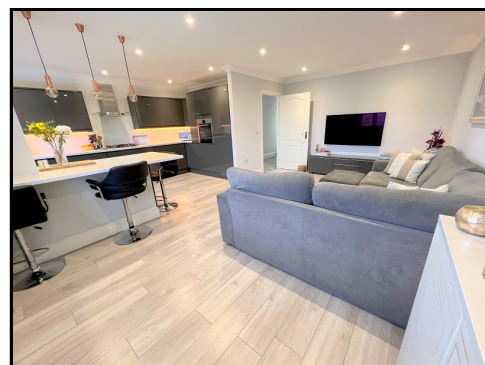
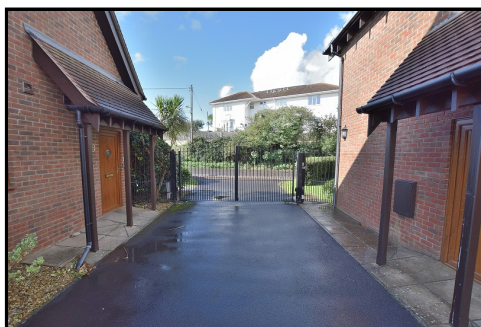




Flat 9 Naish Mews Dilly Lane, Barton On Sea, Hampshire. BH25 7DH

£1,250 Monthly



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





**Flat 9 Naish Mews Dilly Lane, Barton On Sea, Hampshire.
BH25 7DH**

£1,250 Monthly

A stunning two bedroom first floor unfurnished flat to let located within a short walk of Barton on Sea Cliff top and benefiting from features such as private entrance, entrance hall, sitting/dining room, kitchen/breakfast room, en-suite shower room, main bathroom, gas fired central heating, UPVC double glazing, allocated parking space together with visitor parking, bicycle store, distant views across Long Meadow. Available March 2024, Long Term Let.



ENTRANCE HALL (4' 2" X 15' 9") OR (1.27M X 4.80M)

UPVC double glazed door providing access to entrance hall, smooth finished ceiling, ceiling light, staircase to first floor landing Smooth finished ceiling, recessed lighting, smoke detector, hatch to loft area with pull down ladder, panelled radiator, double opening large airing cupboard with shelving and high pressure water cylinder.

SITTING ROOM/DINING ROOM (18' 11" X 11' 4") OR (5.76M X 3.46M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, double panelled radiator, power points, TV aerial point, openway through to:

KITCHEN BREAKFAST ROOM (14' 4" X 8' 5") OR (4.37M X 2.57M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit set into a working surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, washing machine and full height fridge/freezer. Fitted electric Bosch stainless steel electric oven with additional storage above and beneath. Four ring Neff gas hob with glass splash back and Neff stainless steel extractor. Cupboard housing Glow Worm gas fired boiler, breakfast bar with seating for approximately four and storage drawers beneath and ceiling light over.

BEDROOM 1 (11' 5" X 13' 9") OR (3.49M X 4.18M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, power points, range of fitted wardrobes comprising four double units, hanging rails and shelving and display shelving to end.

EN SUITE SHOWER ROOM

Smooth finished ceiling, recessed lighting, extractor fan, double shower cubicle with sliding glazed screen, thermostatically controlled shower, low level WC, wash hand basin with monobloc mixer tap, wall mounted mirror fronted medicine cabinet.

BEDROOM 2 (9' 5" X 8' 6") OR (2.88M X 2.59M)

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

OUTSIDE

The development can be accessed via two security gates which in turn lead via a driveway to the parking area. There is one allocated parking with a number of visitor parking bays. Within the grounds there is a bicycle and bin store.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

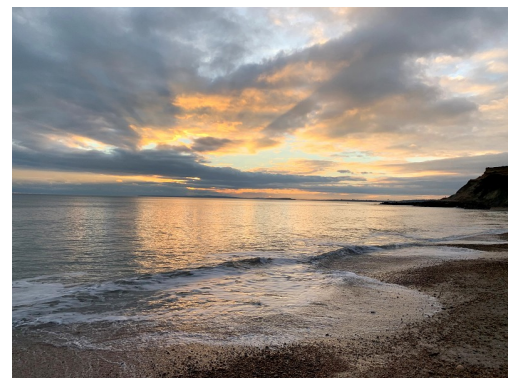
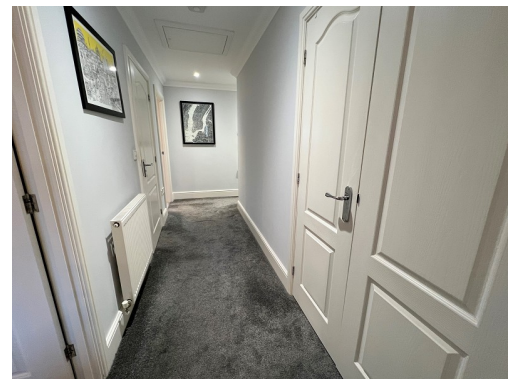
From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road continuing on and at the traffic lights cross over into Barton Court Avenue and proceed until reaching Dilly Lane on the left where Naish Mews can be found.

DEPOSIT - DPS

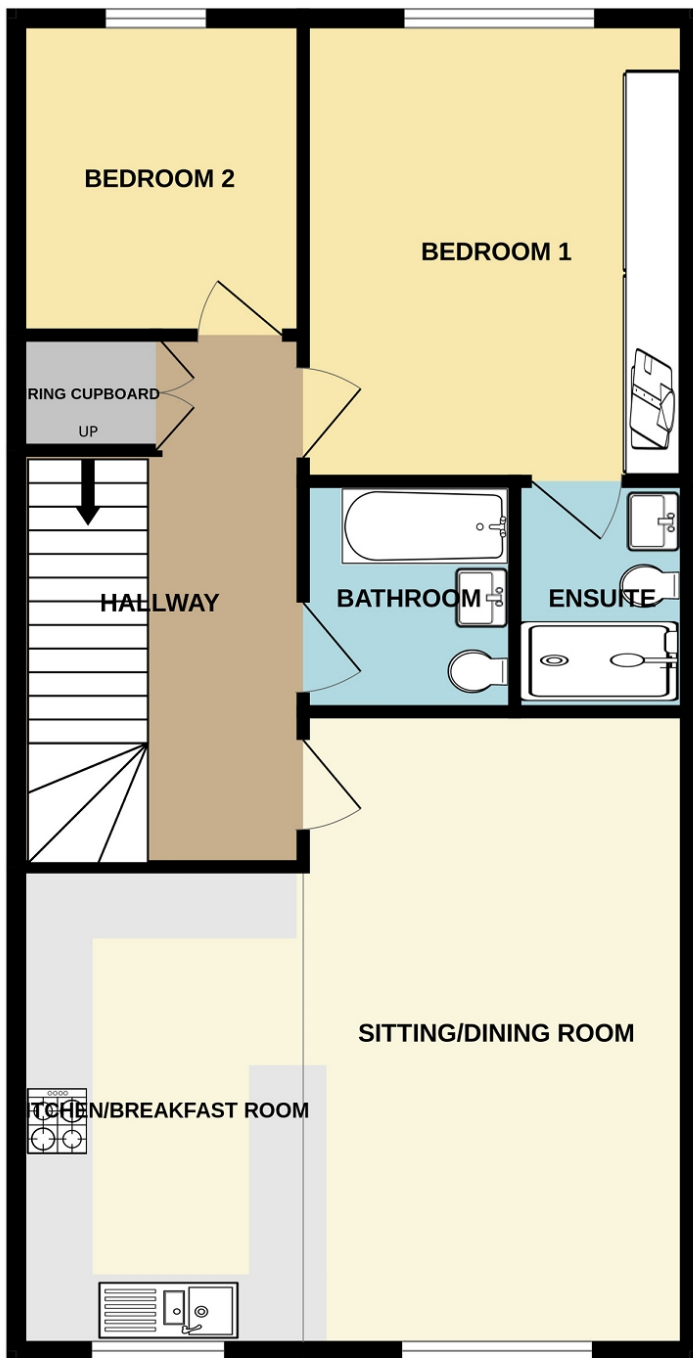
Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

COUNCIL TAX

The council tax for this property is band C



FIRST FLOOR
787 sq.ft. (73.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 787 sq.ft. (73.1 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.