HAYWARD FOX
Price: £395,000

FLAT 6 SEASCAPE, 50-52 MARINE DRIVE EAST, BARTON ON SEA
NEW MILTON, HAMPSHIRE BH25 7FD
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A PURPOSE BUILT TWO BEDROOM FIRST FLOOR APARTMENT WITH OUTSTANDING SEA AND COASTAL VIEWS WITH GOOD Sized BALCONY AND GARAGE. MUST BE VIEWED TO BE FULLY APPRECIATED.

COMMUNAL ENTRANCE WITH STAIRS AND LIFT TO FIRST FLOOR, PERSONAL FRONT DOOR TO ENTRANCE HALL, SITTING/DINING ROOM WITH BALCONY AND OUTSTANDING VIEWS, KITCHEN, TWO BEDROOMS (MAIN BEDROOM WITH EN SUITE SHOWER ROOM, FURTHER BATHROOM/W.C., GARAGE IN NEARBY BLOCK, FURTHER RESIDENTS PARKING, WELL MAINTAINED COMMUNAL GARDENS.

Appointments must be made via the Vendors Agents Hayward Fox
ACCOMMODATION IN DETAIL: (all measurements are approximate)

Communal entrance with security entry phone system, stairs or LIFT to first floor, personal front door to:

ENTRANCE HALL: Built in airing cupboard housing Megaflow hot water cylinder with slatted shelving over, further built in coats/storage cupboard, radiator, security entry phone system.

SITTING ROOM: 20'1" x 12'7" (6.12m x 3.84m) Fireplace with inset electric fire, two radiators, UPVC double glazed window overlooking side aspect, UPVC double opening casement doors with matching side windows giving outstanding sea and coastal views towards the Isle of Wight, leading onto LARGE SUN BALCONY with glazed screen.

KITCHEN: 12'2" x 9'6" (3.71m x 2.9m) Being part tiled comprising bowl and a third single drainer sink unit with mixer taps, good range of work surfaces incorporating breakfast bar with drawers and cupboards below, inset four ring AEG gas hob with built in AEG double oven and grill with cupboards over and below, space for dishwasher and further built in washing machine, range of matching wall mounted cupboards, also housing wall mounted gas fired central heating. Space for up-right fridge/freezer, tiled flooring, radiator, two UPVC double glazed windows overlooking side aspect.

BEDROOM ONE: 13'8" narrowing to 9'7" x 12'1" (4.17m narrowing to 2.92m x 3.68m) Range of built in wardrobe cupboards, radiator, UPVC double glazed window overlooking rear aspect. Door to:

EN SUITE SHOWER ROOM: Fully tiled walls comprising pedestal wash hand basin with mixer tap, low level w.c., corner tiled shower cubicle with shower over, tiled flooring, radiator, extractor fan, obscure UPVC double glazed window overlooking side aspect.

BEDROOM TWO: 12'4" x 9'6" (3.76m x 2.9m) Radiator, UPVC double glazed window overlooking rear aspect.

BATHROOM: Fully tiled walls comprising pedestal wash hand basin with mixer tap, low level w.c., bath with mixer taps and shower attachment, radiator.

OUTSIDE: The property is set in well tended communal gardens with garage to the rear in nearby block.

GARAGE: 17'8" x 8'8" (5.38m x 2.64m) Up and over door, power and lighting.

There is excellent residents parking on site.

NOTE: We understand the property is held on the remainder of a 125 year lease. Maintenance and ground rent details to be advised.

EPC RATING: C

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road, continue until reaching the mini roundabout, taking the third turning right into Lymington Road. Take the second turning left into Becton Lane, continue to the end, bearing right which is a continuation of Becton Lane and at the end of the road turn left into Marine Drive West. The property will be seen on the left hand side and is named.