



6 Lavender Walk, Barton on Sea, BH25 7FH

£259,950

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*6 Lavender Walk
Barton on Sea
New Milton
Hampshire
BH25 7FH*

This fantastic two double bedroom Pennyfarthing built apartment is situated in this select development within walking distance of Barton On Sea's clifftop and beach. The property offers bright and spacious accommodation with features including a master bedroom with en-suite, a kitchen/breakfast room, a private balcony and a garage. The property is offered with vacant possession and a viewing is highly recommended.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Private Balcony
- Parking
- Garage
- Lease Length: 125 Years From 2006
- Maintenance: £2,083.64 pa
- Ground Rent: £325 pa
- Reserve Fund: £1,589.60



The Property

Entrance hall with carpeted flooring, cupboard housing the electric metre and electrical consumer unit, airing cupboard housing the pressurised hot water cylinder, central heating thermostat and useful coats cupboard.

The sitting/dining room is a lovely sized room with two UPVC windows, a feature fireplace with stone hearth and surround and inset electric fire, gas point and glazed door leading out to the private balcony.

The balcony has decked flooring, a wrought iron balustrade and a sunny south westerly aspect.

The kitchen/breakfast room has a fantastic range of solid wood shaker style wall and base units with a contrasting granite effect worktop, a stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a five burner gas hob with extractor fan over and tiled splashback, eye level double oven, dishwasher, washing machine, breakfast bar and space for stall stand up fridge freezer, recess ceiling spotlights, tiled flooring and a cupboard housing the Glow Worm central heating boiler.

There are two generous double bedrooms with the master benefiting from a good range of built in wardrobes, a sunny westerly aspect and its own en-suite shower room.

The en-suite shower room is fully tiled and comprises of a walk in double shower, wash hand basin with mixer tap over and storage beneath, WC, wall mounted medicine cabinet with built in light, chrome heated towel rail and UPVC window.

The main bathroom has lino flooring, fully tiled walls and a white suite comprising a panel bath with mixer tap over and hand held shower attachment, glass shower screen, WC, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, towel rail and radiator.





Gardens & Grounds

To the front of the property is an area of communal garden, the maintenance of which is paid for out of the annual maintenance charge.

To the rear of the property is an area of casual parking with private garaging with up and over door and lighting. There is also an outside tap and bin store.

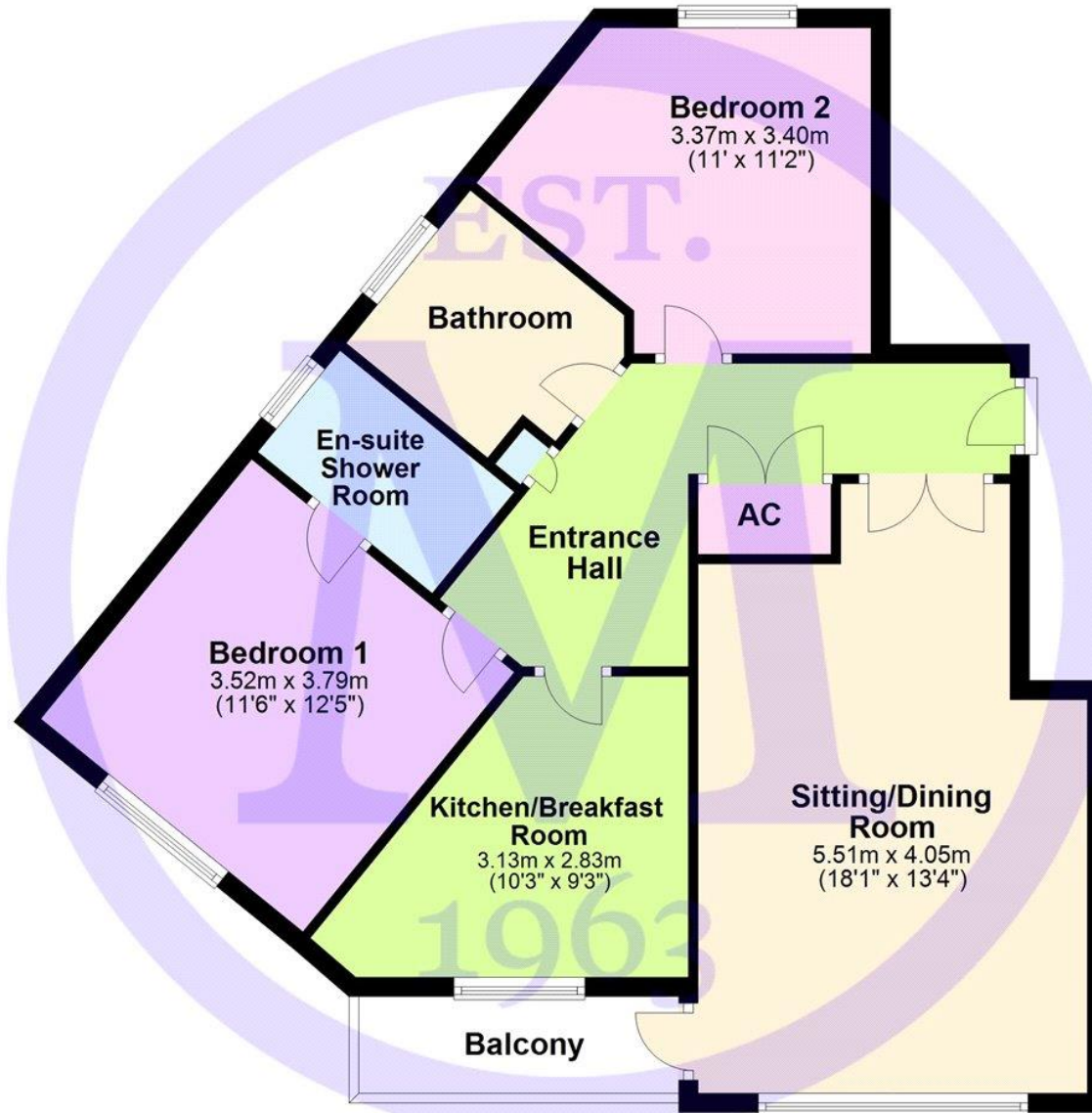
The property is offered with vacant possession and a viewing is highly recommended.

Services

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating B

Floor Plan

Approx. 76.4 sq. metres (822.1 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

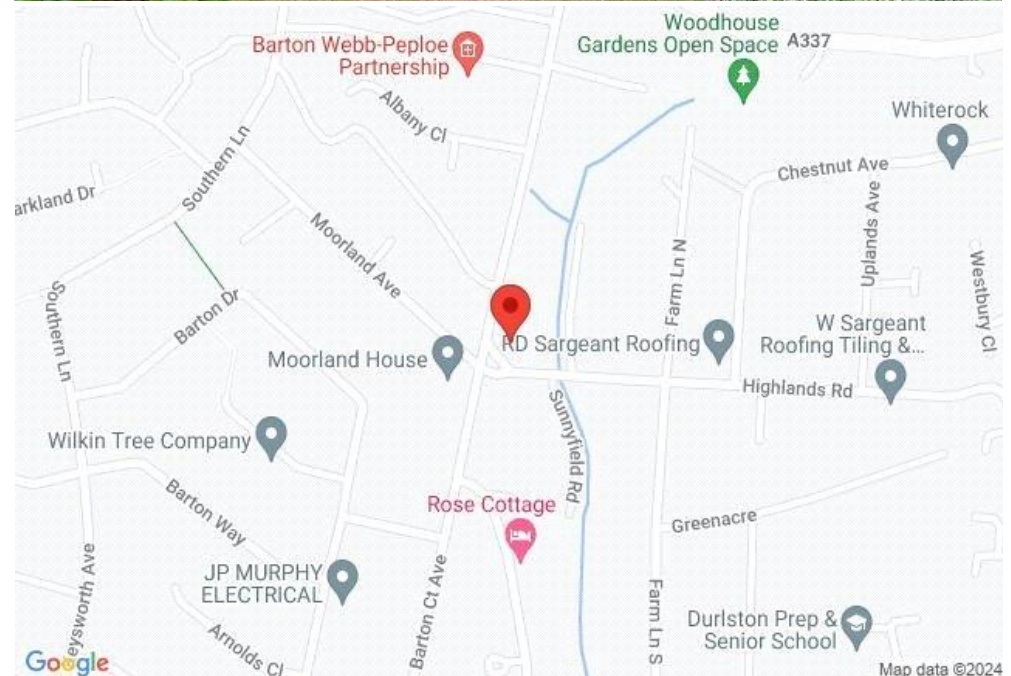
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Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the second left into Highlands Road where Lavender Walk will be seen immediately on the left hand side.





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