



20 Bramshaw Way, Barton On Sea, BH25 7ST

£289,950

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*20 Bramshaw Way
Barton On Sea
New Milton
Hampshire
BH25 7ST*

An immaculately presented and well positioned two storey maisonette situated within walking distance of Barton On Sea clifftop and beach. Other features of the property include a private garden, a garage, a good sized sitting/dining room, a superb modern kitchen with built in appliances, a security entry system, a lovely utility/cloakroom, a fantastic top floor master bedroom and a modern shower room. An internal viewing is strongly recommended to fully appreciate the size and quality of the property.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Utility/Cloakroom
- Two Bedrooms
- Shower Room
- Garage
- Private Garden
- Lease Length: 118 Years Remaining
- Ground Rent: £175 pa
- Insurance: £308 pa
- Maintenance Service Charge on an 'as and when' basis



The Property

Communal front door with security entry system.

Entrance hall with attractive timber effect flooring, stairs to the second floor, wall mounted electric heater, understairs storage cupboard and a cloak cupboard.

Lovely sitting/dining room with a sunny south-westerly outlook and a wall mounted electric radiator.

A superb kitchen fitted with an excellent range of modern light grey wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset sink unit with mixer tap over, integrated electric oven, touch control induction hob, fridge and separate freezer, space and plumbing for slimline dishwasher, timber effect flooring, wall mounted electric radiator, part tiled walls, recess ceiling spotlights and a sunny south-westerly outlook.

Utility/cloakroom with a further range of storage units with a timber worktop and an inset sink unit with mixer tap over, space and plumbing for washing machine, WC, extractor fan, attractive wall tiling and timber effect flooring.

Bedroom two with a wall mounted electric radiator and a built in triple wardrobe.

Second floor landing with trap to the roof space and access to the airing cupboard housing the pressurised hot water cylinder.

Spacious main bedroom with a double glazed Velux window, two built in single wardrobes and a further large walk in eaves storage space.

Shower room fitted with a modern white suite comprising a large fully tiled shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, recess ceiling spotlights and an extractor fan.

The property also benefits from a long lease with 118 years remaining.





Gardens & Grounds

The property has a private area of garden laid mainly to lawn with a superb garden bar area, all enjoying a sunny aspect.

There is a garage in nearby block with an up and over door.

Services

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

First Floor

Approx. 43.5 sq. metres (468.1 sq. feet)

Second Floor

Approx. 28.6 sq. metres (308.0 sq. feet)



Total area: approx. 72.1 sq. metres (776.1 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.'

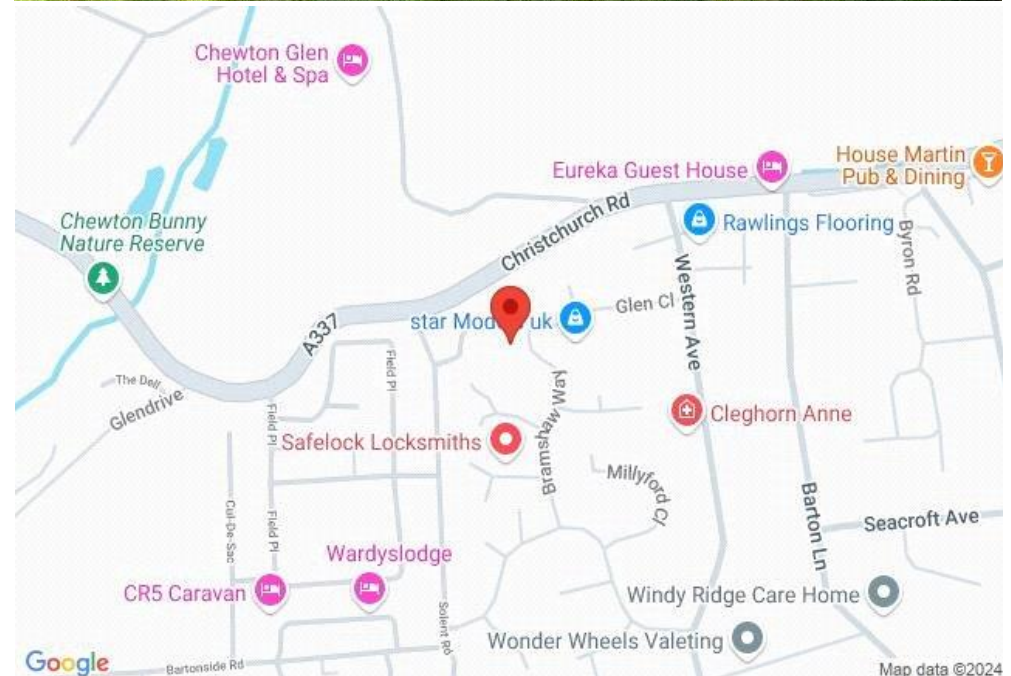
Plan produced using PlanUp.

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, a links style 27 hole golf course, Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells proceed along Old Milton Road. At the roundabout continue straight across. Upon reaching the T junction turn right onto Christchurch Road. After approximately half a mile turn left into Western Avenue. Take the second turning right into Ellingham Road and the second right into Bramshaw Way where the property will be seen towards the end on the left hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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