



*12 Janred Court, Sea Road, Barton On Sea, BH25 7PF*

*£255,000*

**Mitchells**  
1963 — TODAY



*12 Janred Court  
Sea Road  
Barton on Sea  
Hampshire  
BH25 7PF*

This beautifully presented two bedroom first floor apartment is situated close to Barton On Sea clifftop. The property offers a large west facing sitting/dining room with sliding doors onto the balcony with views of the sea, a separate kitchen, two double bedrooms, a family bathroom and a separate WC. The property is offered with no forward chain and an internal viewing is highly recommended.

- Communal Entrance
- Stairs To First Floor
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Family Bathroom
- Separate WC
- Sea Views
- Balcony
- Garage
- Communal Gardens



## The Property

Entrance hall with large coats cupboard housing the electrical consumer unit, an entry point system and a separate storage cupboard.

The kitchen is fitted with wood effect wall and base units with a contrasting marble worktop, tile effect vinyl flooring, stainless steel one and a half bowl sink unit with mixer tap over, integrated appliances include a Neff dishwasher, four burner electric hob with electric oven underneath, undercounter fridge and cupboard housing the gas central heating boiler.

Sitting/dining room with a south and west facing aspect, sliding UPVC double glazed doors onto the lovely west facing balcony enjoying a lovely view towards the Purbecks and over the communal gardens.

Family bathroom fitted with fully tiled walls and carpeted flooring with suite comprising a panel bath with a mixer tap over and shower attachment above, extractor fan, wash hand basin with mixer tap over and storage beneath, WC, electric chrome ladder style heated towel rail and mirror fronted storage unit.

Bedroom one is a generous double bedroom with a lovely westerly outlook and offers ample space for storage.

Bedroom two is also a generous double bedroom with a pleasant easterly aspect.





## *Gardens & Grounds*

Janred Court occupies beautiful landscaped gardens with a communal drying area and an outside tap and is situated only a stone's throw from Barton On Sea clifftop.

The seller informs us that there is approximately 139 years remaining on the lease.

The seller has also informed us that the maintenance is approximately £1,910pa and the ground rent is £90pa.

The property also benefits from a single garage in a nearby block.

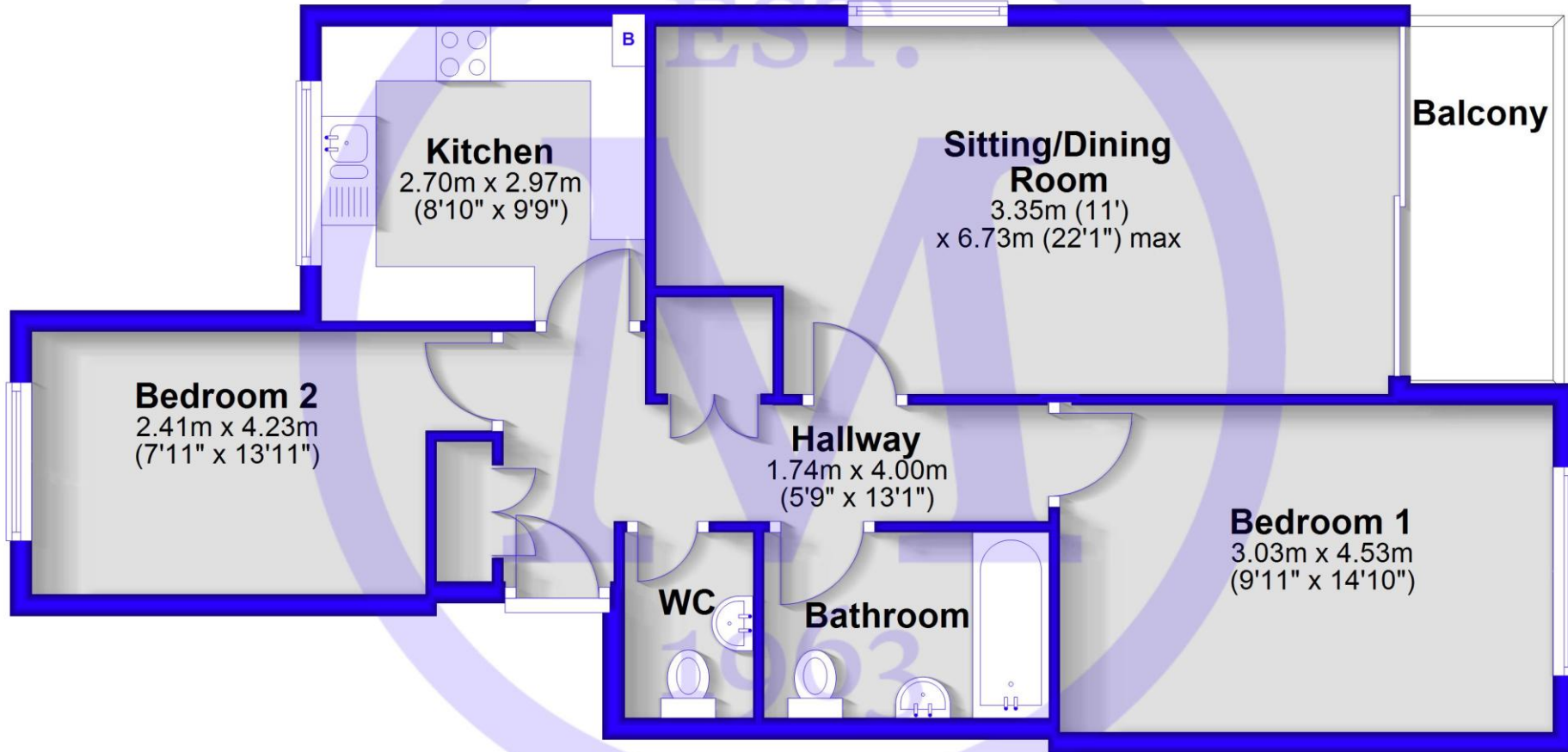
## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating To be confirmed



## Ground Floor

Approx. 70.1 sq. metres (754.7 sq. feet)



Total area: approx. 70.1 sq. metres (754.7 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 a third of a mile turn left into Sea Road where the property will be seen at the end on the left hand side.





[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

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

**Mitchells**  
1963 — TODAY

