



12 Bramshaw Way, Barton On Sea, BH25 7ST

£249,950

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

A well-positioned two bedroom, two storey apartment located on a popular modern development within easy walking distance of the beautiful Barton On Sea clifftop and beach. Other features of the property include an extended lease, a garage, a modern kitchen, a private south facing garden, a superb large master bedroom, excellent built in storage, a security entry system, a bathroom, a separate shower room and bright and airy accommodation throughout.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Private Garden
- Garage
- Communal Parking



The Property

Communal entrance hall with security entry system.

Private entrance hall with modern wall mounted Dimplex electric heater, stairs to the second floor, useful understairs storage cupboard and cloaks cupboard.

Lovely sitting/dining room with a modern wall mounted electric heater and a south facing outlook over the private garden.

Kitchen fitted with a range of cream wall and base units with a timber effect worktop and an inset sink unit with mixer tap over, integrated electric oven, hob and extractor, space for tall fridge freezer, washing machine and tumble dryer, attractive wall tiling, timber effect flooring and a south facing outlook.

Bedroom with useful built in storage and an outlook to the front.

Bathroom fitted with a white suite comprising a panel bath, wash basin with storage beneath, WC, timber effect flooring, wall mounted Dimplex electric heater and recessed ceiling spotlighting.

Second floor landing with trap to the roof space and airing cupboard.

Large double bedroom with a wall mounted convector heater, a far reaching southerly aspect and extensive built in storage.

Shower room fitted with a white suite comprising a fully tiled shower cubicle with a Triton shower, wash basin, WC, timber effect flooring, extractor fan and a wall mounted electric convector heater.





Gardens & Grounds

The property benefits from a private garden to the rear, easily accessed along the side of the property and currently laid mainly to shingle with raised beds and enjoying a sunny southerly aspect.

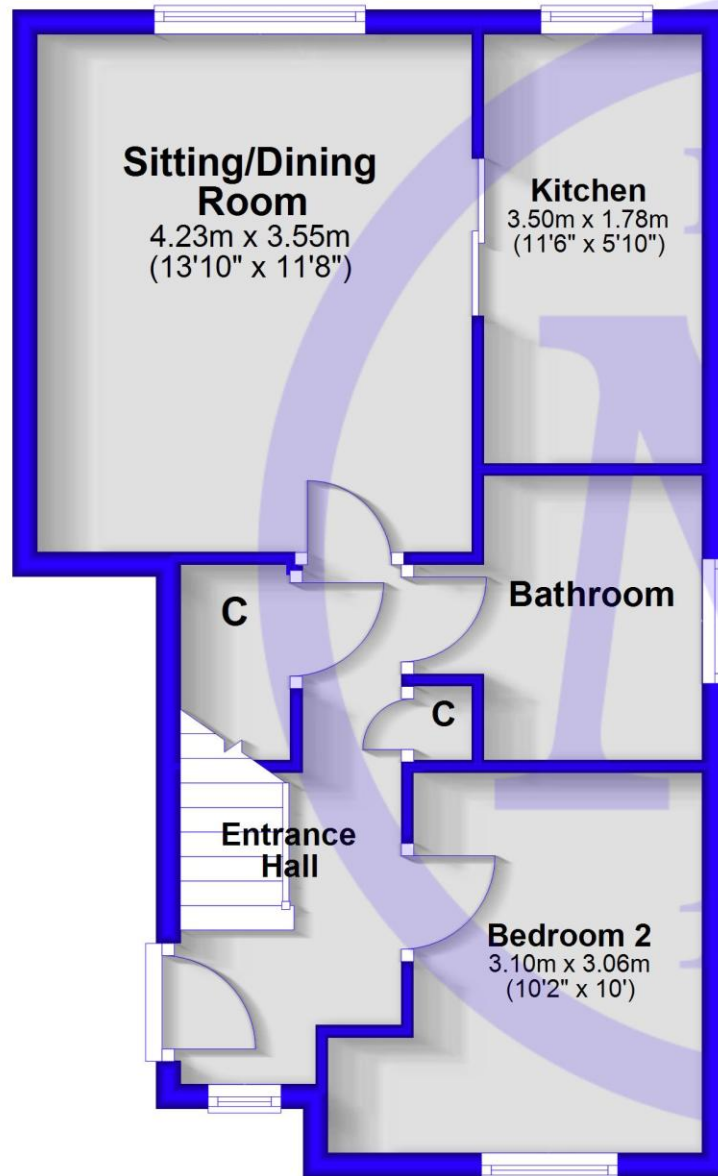
There is a garage in nearby block with an up and over door and a pitched roof, and further areas of communal car parking.

Services

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

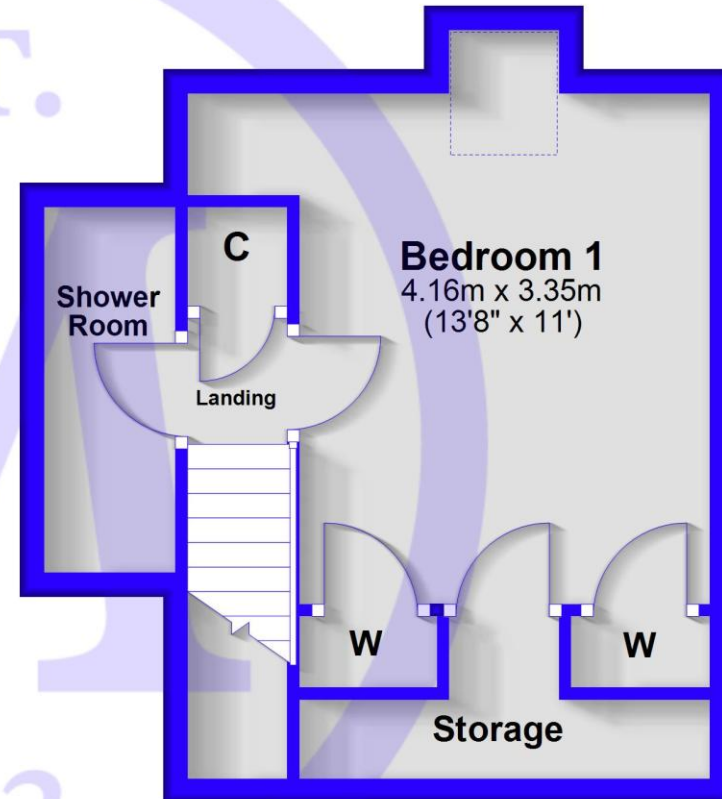
First Floor

Approx. 43.1 sq. metres (464.2 sq. feet)



First Floor

Approx. 27.7 sq. metres (298.5 sq. feet)



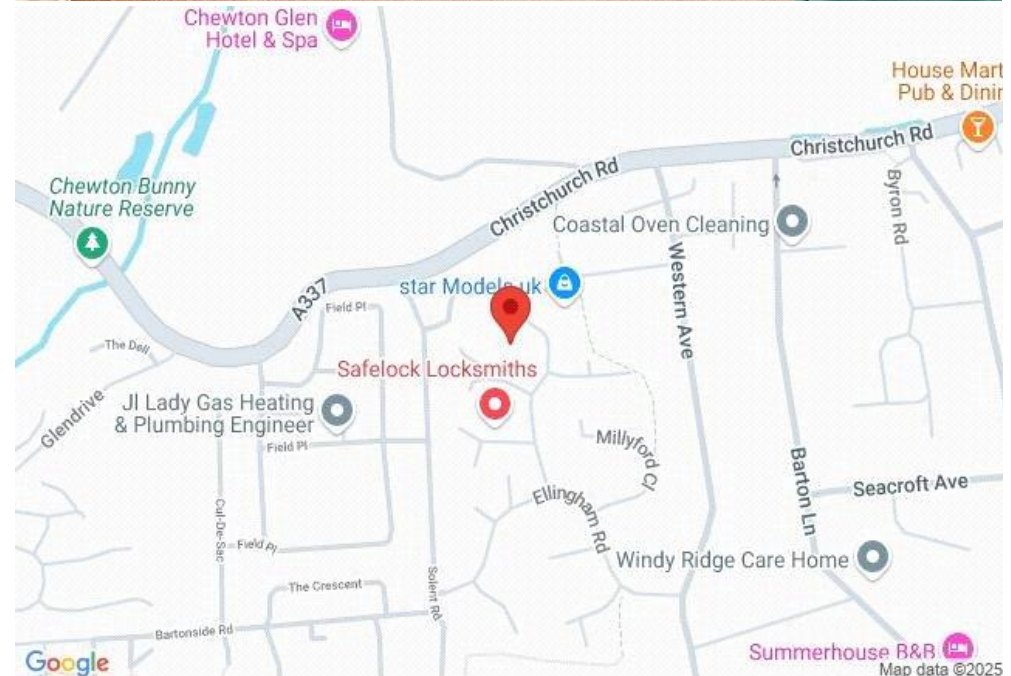
Total area: approx. 70.9 sq. metres (762.7 sq. feet)

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 found on the left hand side.





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