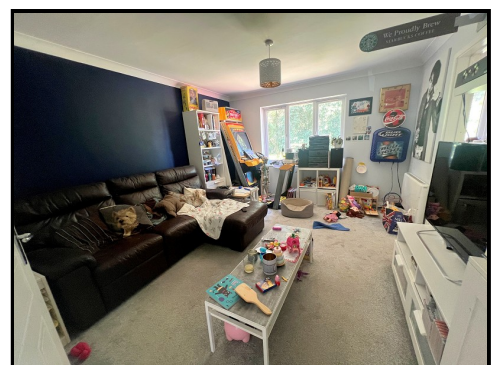




**32 Bramshaw Way, Barton on Sea, Hampshire. BH25 7ST**

**Guide Price £239,950**



**Ross Nicholas & Company Limited**

334 Lymington Road, Highcliffe,

Dorset, BH23 5EY

01425 625 500

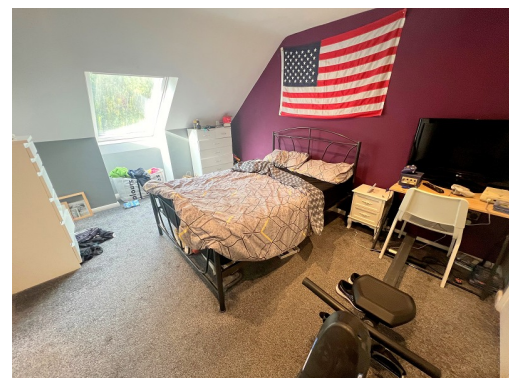
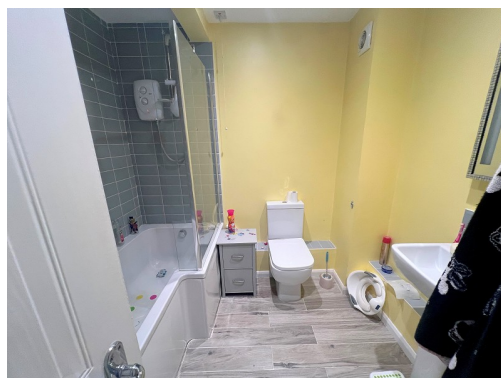
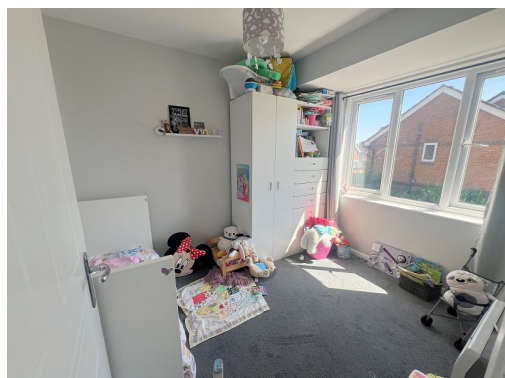




**32 Bramshaw Way, Barton on Sea, Hampshire. BH25 7ST**

**Guide Price £239,950**

A two bedroom maisonette set over two floors within a level walk of Barton on Sea cliff top. Features of the property include Sitting Room, Kitchen, Bathroom, additional Shower Room, Garden and Garage in nearby block.



## COMMUNAL ENTRANCE DOOR

Staircase to first floor landing. Personal door providing access to:

## ENTRANCE HALL

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, staircase to second floor landing, electric wall mounted heater, power points, under stairs storage cupboard, linen cupboard with slatted shelving.

## SITTING ROOM/DINING ROOM (14' 0" X 11' 7") OR (4.27M X 3.53M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, TV aerial point, wall mounted electric heater. Door to:

## KITCHEN (10' 10" X 5' 10") OR (3.29M X 1.78M)

Aspect to the rear elevation through UPVC double glazed window. Single bowl, single drainer composite sink unit with monobloc mixer tap set into a work surfaces extending along three walls with range of base drawers and cupboard beneath. Fitted electric oven with four ring electric hob and stainless steel canopy extractor fan over. Recess for washing machine, slimline dishwasher, integrated fridge and freezer, eye level storage cupboards, smooth finished ceiling, recessed lighting.

## BEDROOM 2 (10' 0" X 9' 11") OR (3.04M X 3.02M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, wall mounted electric heater, power points.

## BATHROOM (7' 7" X 7' 7") OR (2.32M X 2.32M)

Panelled bath unit with central monobloc mixer tap and wall mounted Triton shower unit, large glazed shower screen, low level WC, pedestal wash hand basin with monobloc mixer tap, tiled splash back and wall mounted mirror with light over.

## 2ND FLOOR LANDING

Airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater, hatch to loft area.

## BEDROOM 1 (13' 7" X 10' 10") OR (4.14M X 3.30M)

Aspect to the rear elevation through UPVC double glazed Velux window, smooth finished ceiling, recessed lighting, eaves storage cupboard, power points, wall mounted electric heater. Range of fitted wardrobes comprising two double and one single unit with a central cupboard providing access to additional eaves storage.

## SHOWER ROOM (10' 1" X 3' 11") OR (3.07M X 1.20M)

Smooth finished ceiling, tiled shower cubicle with glazed shower screen and Triton T80 shower unit, low level WC. Wash hand basin with monobloc mixer tap and storage beneath. Tiled splash back, wall mounted mirror with light, heated towel rail, recessed light, extractor fan.

## OUTSIDE

To the front elevation there is a number of parking spaces and a driveway provides access to:

## GARAGE IN BLOCK

Up and over door.

## GARDENS

Enclosed behind both close board and panelled fencing. The garden is mainly paved with patio slabs and has an additional area which has an artificial lawn. Shrubs and timber shed.

## LEASEHOLD & MAINTENANCE FEES

The lease will be extended upon completion and we currently await confirmation of the maintenance costs.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down to A337 and turn right and continue until reaching Western Avenue on the left. Turn into Western Avenue and take the second turning right into Ellingham Road and then second turning right into Bramshaw Way

## PLEASE NOTE

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## BUYERS NOTE

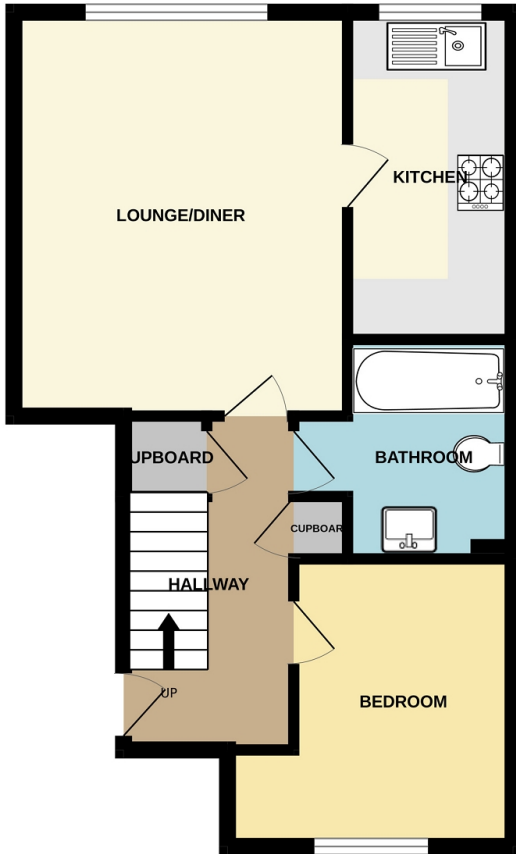
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## EPC RATING

The EPC rating for this property is D63



1ST FLOOR  
432 sq.ft. (40.1 sq.m.) approx.



2ND FLOOR  
236 sq.ft. (21.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.