



Winkworth

for every step...

2  1  2  EPC = D

30 BRAMSHAW WAY, BARTON-ON-SEA BH25 7ST PRICE: OFFERS IN EXCESS OF £225,000 LEASEHOLD

Winkworth

for every step...

Two bedroom upper maisonette with garden.

30 Bramshaw Way, Barton-on-Sea BH25 7ST

Price: OIEO £225,000 **Leasehold**

01425 270 055

highcliffe@winkworth.co.uk

Description:

A bright maisonette with light and airy accommodation laid out over two floors.

On the first floor there is a living room with space for a table, and a large window with a view over the private gardens.

The kitchen is fitted with modern white units and contrasting work surfaces with an integrated hob, oven and grill, and an extractor hood above. Spaces for Fridge Freezer, washing machine and dishwasher.

Further on the first floor there is a bedroom, and a bathroom with white 3pc suite.

Stairs lead up to the second floor where there is a further bedroom, with built-in wardrobes. There is also a separate shower room with a white suite.

There is a communal entrance hall and stairs to the first floor.

The property has its own private garden accessed via a path around the side of the property.

Lease 125 Years from 2011

Ground Rent £150 p/a

Service Charge - As and when.

Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

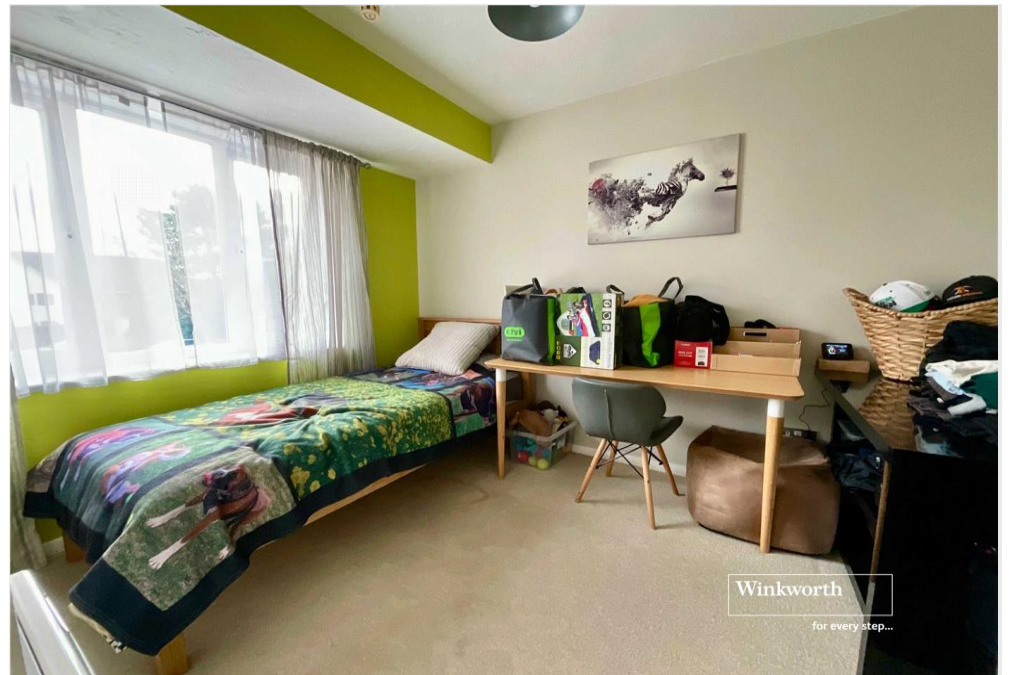
As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is * 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is *1.9m / 6 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps).

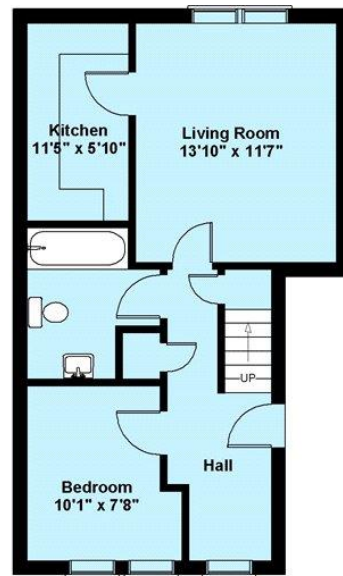
Summary:

- Two Bedrooms
- Living Room
- Split Level
- Private Garden
- Fitted kitchen
- Bathroom and en suite
- NFDC Council Tax Band B

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout and take the second exit onto the Christchurch Road. Then turn right onto Western Avenue, take the third exit right onto Ellingham Road and second right onto Bramshaw Way where the property can be located.





FIRST FLOOR



SECOND FLOOR

SKETCH PLAN NOT TO SCALE FOR IDENTIFICATION ONLY
The placement and size of all walls, doors, windows, staircases and fixtures are only approximate and cannot be relied upon as anything other than an illustration for guidance purposes only. No representation has been made by the seller, the agent or PotterPlans
www.potterplans.co.uk



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	57	63
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.