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CHESTNUT HOUSE, 9 CHESTNUT AVENUE, BARTON ON SEA, NEW MILTON BH25 7BQ

ACCOMMODATION IN DETAIL: (all measurements are approximate)

Good sized covered entrance with front door to:

RECEPTION HALL: Wood flooring, understairs storage cupboard, radiator, further door to dining room.

SITTING ROOM: 18'4" x 12' (5.59m x 3.66m) Feature brick open fireplace with raised hearth and mantel over, wood effect flooring, two radiators, UPVC double glazed windows overlooking front and rear aspects.

KITCHEN: 11'10" x 9'11" (3.61m x 3.02m) Being part tiled comprising single bowl single drainer sink unit with mixer taps, good range of work surfaces with drawers and cupboards below, space for electric cooker with extractor over, matching wall mounted units, space and plumbing for washing machine, integrated fridge, space for up-right fridge/freezer, heated ladder towel rail, integrated dishwasher and freezer, two UPVC double glazed windows overlooking front aspect.

CONSERVATORY/SUN ROOM: 20'10" x 14'5" narrowing to 9'9" (6.35m x 4.39m narrowing to 2.97m) Two radiators, double glazed windows and double opening casement doors to the rear garden.

Stairs from reception hall lead to:

FIRST FLOOR LANDING: Hatch to loft space, built in airing cupboard housing hot water cylinder, UPVC double glazed window overlooking rear garden.

CLOAKROOM: Comprising wash hand basin with tiled splashback, low level w.c., radiator, obscure UPVC double glazed window overlooking front aspect.

SHOWER ROOM: Being part tiled comprising pedestal wash hand basin, low level w.c., good sized tiled shower cubicle with shower over, radiator, tiled flooring, obscure UPVC double glazed window overlooking front aspect.

BEDROOM ONE: 11'10" x 10' (3.61m x 3.05m) Radiator, UPVC double glazed window overlooking rear garden.

BEDROOM TWO: (currently used as a study) 9'11" x 7'2" (3.02m x 2.18m) Radiator, UPVC double glazed window overlooking front aspect.

Interconnecting door from kitchen to:

ANNEXE HALLWAY: Vaillant gas fired central heating boiler with digital programmer, radiator, space and plumbing for washing machine, UPVC double glazed window overlooking the front aspect, door to:

CLOAKROOM: Comprising corner wash hand basin, low level w.c.

ANNEXE SITTING ROOM: 12'10" x 12'7" (3.91m x 3.84m) Wood flooring, radiator, double glazed window overlooking rear aspect. Further double glazed door to the rear garden.

SEPARATE DINING ROOM: 11'9" x 11'4" (3.58m x 3.45m) Fireplace, shelved storage cupboard, wood flooring, radiator, UPVC double glazed bay window overlooking rear garden. Further interconnecting door to main reception hall.

ANNEXE KITCHEN/BREAKFAST ROOM: 15'7" x 9'4" (4.75m x 2.84m) Comprising single bowl sink unit with wood work surfaces, storage drawers and cupboards below, tiled flooring, heated towel rail, radiator, UPVC double glazed windows overlooking front and side aspects. Further stable style double glazed door giving access to the front of the property.

Stairs from sitting room lead to:

ANNEXE FIRST FLOOR LANDING:

BEDROOM THREE: 12' x 11'10" (3.66m x 3.61m) Radiator, UPVC double glazed bay window overlooking rear garden, door to main first floor landing. Interconnecting door to:

BEDROOM FOUR: 10'2" x 9'2" (3.1m x 2.79m) Radiator, UPVC double glazed window overlooking front aspect. Interconnecting door to the main first floor landing.

BEDROOM FIVE: 9'2" x 9' (2.79m x 2.74m) Radiator, access to eaves storage, UPVC double glazed window overlooking rear garden.

BEDROOM SIX: 11'5" x 8' (3.48m x 2.44m) maximum measurements with sloping ceiling, Access to eaves storage, two velux windows, door to:

EN SUITE BATHROOM: Being part tiled comprising pedestal wash hand basin, low level w.c., bath with separate Triton shower over, radiator, velux window.

FURTHER SHOWER ROOM: Being part tiled comprising pedestal wash hand basin with mixer tap, low level w.c., tiled shower cubicle with Mira shower unit over, tiled flooring, heated ladder towel rail, obscure UPVC double glazed window overlooking front aspect.

OUTSIDE:
The property is bordered by low close board fencing with pedestrian gate and further five bar gate providing off road parking for a minimum of two cars.

The remainder of the gardens are laid to lawn with paved pathways, enclosed by fencing and leading to side gate giving pedestrian access to the rear garden. **LARGE TIMBER GARDEN SHED.**

THE REAR GARDENS are south facing with good sized area of lawn, enclosed by fencing with mature hedging and shrubbery. **THREE TIMBER GARDEN SHEDS.**

EPC RATING: D

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road and on reaching the mini roundabout take the third exit right into Lymington Road. Continue, taking the second turning left into Becton Lane and first right into Chestnut Avenue, where the property is situated a short way along on the left hand side and is numbered.