



56c Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HG.

£595,000



Ross Nicholas & Company Limited
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BH25 6DQ.
01425 625 500

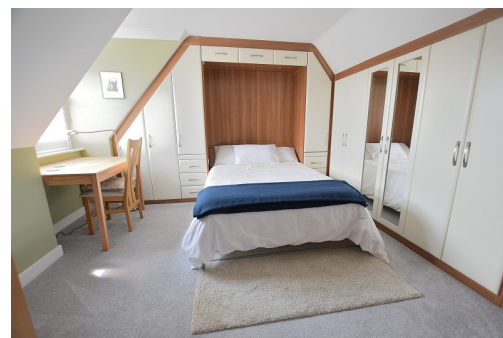




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NEW PRICE as vendor suited with no onward chain. An IMMACULATE semi-detached five bedroom town house spread over three floors. The property is situated in a much sought after location within short walk of Barton Cliff top.



RECESSED ENTRANCE PORCH

Undercover porch with outside wall lantern and two downlights illuminate the main entrance area with tongued and grooved door with double glazed insert providing access to:

ENTRANCE HALL

Coved and smooth finished ceiling, two LED downlights, mains voltage smoke detector, alarm system, radiator, attractive Oak veneer doors throughout the property with chrome door furniture. Half turn staircase to first floor landing. Door provides access to:

KITCHEN BREAKFAST ROOM (13' 6" x 11' 11") or (4.12m x 3.63m)

Attractive bright and airy sizeable kitchen with gloss fronted units, stainless steel handles with Quartz work surfaces and inset stainless steel dual bowl sink unit with integrated draining and free standing monobloc mixer tap. Attractive tiled splash backs, under unit lighting. Rangemaster five burner gas cooker with five ring hob, electric grill and twin fan assisted electric ovens beneath. Full size dishwasher, integrated fridge/freezer, comprehensive range of eye level and floor mounted kitchen units, attractive stainless steel switches and sockets, UPVC double glazed window overlooks front garden and driveway with attractive window shutters. Numerous LED downlights, space for table, double panelled radiator with independent thermostat, fully tiled flooring, wall mounted extractor above gas hob.

SITTING ROOM (13' 7" x 10' 3") or (4.13m x 3.12m)

Coved and smooth finished ceiling, two ceiling light points, recessed wood burning stove with slate hearth and wooden mantel above with provisions for wall mounted TV and sound bar above. Power points, TV aerial point, telephone connection point, two built-in storage cupboards to either side of chimney breast with display shelving above. UPVC double glazed window facing rear aspect, double panelled radiator with independent thermostat and opening provides access to:

CONSERVATORY (12' 9" x 9' 6") or (3.89m x 2.90m)

Recently re-built with double glazed windows from floor to ceiling height to two sides with pelmet boxing above with recessed low voltage dimmable lighting. UPVC double glazed Victorian style roof above with fitted blinds with matching window blinds attached to the double glazed windows on two sides. The third wall of the Conservatory has a small double glazed window with opener which is illuminated by a recessed downlight. Upright radiator with independent thermostat, bi-fold doors provide access to Indian Sandstone patio, Conservatory overlooks the attractive courtyard style garden which is easy to manage.

CLOAK ROOM (5' 9" x 2' 10") or (1.76m x 0.86m)

Two ceiling downlights, ceiling extractor, low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap with pop-up waste and tiled splash back, fully tiled flooring, radiator with independent thermostat.

GARAGE (17' 0" x 8' 11") or (5.18m x 2.73m)

Smooth finished ceiling with two ceiling strip lights, garage doubles up as a Utility Room with stainless steel sink with single bowl and swan necked mixer tap with storage cupboards beneath also housing the hot water cylinder with space for additional fridges or freezers if required. Opaque double glazed window facing rear garden aspect and door provides access to garden. Wall mounted Baxi gas fired central heating boiler, access to safety trip consumer unit and double opening doors provide access to driveway. The garage is painted out with white walls and grey painted floor.

LANDING

Coved and smooth finished ceiling, three LED downlights, mains voltage smoke detector, staircase continues to second floor. Door provides access to pressurised hot water cylinder with fitted immersion heater. Additional double opening doors provide access to Utility cupboard with space and plumbing for automatic washing machine and condensing tumble dryer with tiled flooring, work top above and display storage shelving above. Door leads to:

BEDROOM 1 (12' 8" x 12' 6") or (3.85m x 3.81m)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed windows facing rear aspect with fitted Roman blinds and window shutters. Quality range of fitted bedroom furniture comprising two double opening wardrobes with hanging rail and shelving within with recessed chest of drawers betwixt and provisions for wall mounted TV above. 'His and hers' bedside tables, matching dressing table with knee hole with additional storage drawers and storage cupboard to one corner. Double panelled radiator with independent thermostat, numerous power points, door provides access to:

EN-SUITE SHOWER ROOM (8' 10" x 4' 0") or (2.70m x 1.21m)

Coved and smooth finished ceiling, two ceiling light points, tiling to full height in shower cubicle area, double width shower access via sliding glazed door providing access to shower mixer bar with adjustable shower attachment above. Low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap above with mirror fronted medicine cabinet with display shelving to either side. Opaque UPVC double glazed window facing front aspect with fitted window shutters, fully tiled floor, heated chrome effect towel rail.

BEDROOM 2 (10' 5" x 10' 4") or (3.18m x 3.15m)

Coved and smooth finished ceiling, ceiling light, UPVC double glazed window overlooking rear aspect with fitted window shutters, radiator with independent thermostat, power points.



BEDROOM 3 (12' 1" x 6' 8") or (3.69m x 2.03m)

Currently used as a Study with coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front aspect with shutters, power points, radiator with independent thermostat.

BATHROOM

Family bathroom with UPVC double glazed window and shutters. Smooth finished ceiling, extractor, fully tiled walls and floor. Panelled enclosed bath with mixer tap and shower attachment. Low level WC with push button flush, wash hand basin.

BEDROOM 4 (13' 1" x 11' 3") or (3.99m x 3.44m)

Coved and smooth finished ceiling which slopes to two sides with dormer window overlooking front aspect with fitted Roman blind and shutters. Double panelled radiator with independent thermostat, power points, range of quality fitted wardrobes which include a fold down double bed with display lighting above, six full size double opening wardrobes two with mirror inserts with a chest of three drawers and additional four wardrobes to one side. Display shelving, door provides access to:

EN-SUITE SHOWER ROOM (10' 0" x 6' 11") or (3.06m x 2.11m)

Coved and smooth finished ceiling, access to loft, LED ceiling downlights, opaque Velux window facing rear aspect. Tiling to half height and to full height in shower cubicle. Shower cubicle benefits from being double width with glazed shower door with matching side screen with shower mixer bar within with adjustable shower attachment. Low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap and pop-up waste, tiled flooring, chrome effect towel rail.

BEDROOM 5 (14' 8" x 9' 2") or (4.46m x 2.79m)

Sloping ceilings to two sides, Velux window facing South and double glazed window facing east. Numerous power points, double panelled radiator, TV aerial connection point. Currently used as a TV room.

OUTSIDE

The property is located just off a private gravel driveway which then leads to the block paved drive providing parking for three vehicles with the remainder of the garden well maintained low level box hedging to three sides with Astroturf front lawn designed for ease of maintenance. The property is finished in part brick part render with plastic soffits and fascias and front driveway is illuminated with outside lights as previously mentioned.

COURTYARD GARDEN

Compact in size benefiting from a South/Westerly aspect with a mixture of panelled fencing, brick walling and well maintained Evergreen hedging. The garden benefits from an attractive Indian Sandstone patio with attractive block edging with easy to maintain shrub borders. Timber storage shed to one side with monopitch roof, outside water tap.

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 turn right at the traffic lights into Station Road then take the second right into Barton Court Road. Proceed until reaching the traffic lights at the junction of A337 and cross over into Barton Court Avenue. Proceed down Barton Court Avenue until shortly before the Cliff top on the right where the property will be found.

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.

THE GROUNDS

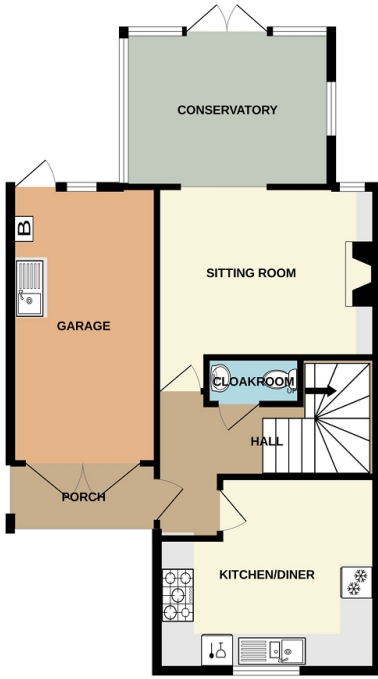
There is a small maintenance charge of £250 per annum which covers the pruning of the communal hedges and for maintaining the shared surface water pumping station.

Tenure

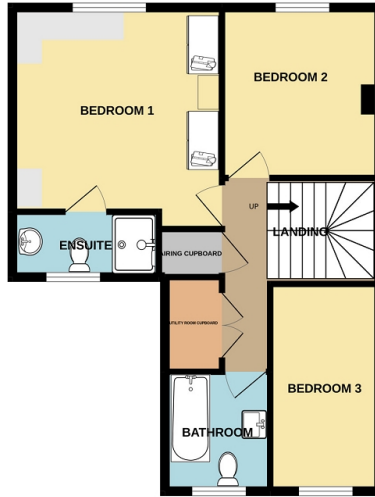
The resale tenure for this property is Freehold.



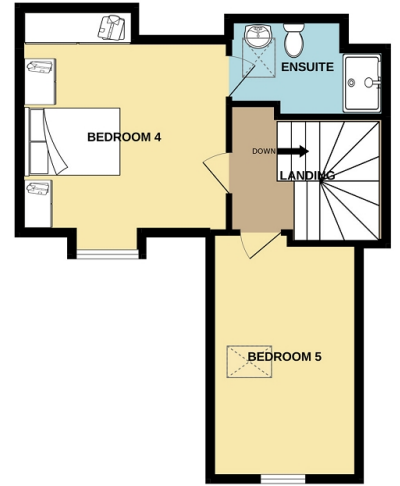
GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
544 sq.ft. (50.5 sq.m.) approx.




2ND FLOOR
433 sq.ft. (40.3 sq.m.) approx.



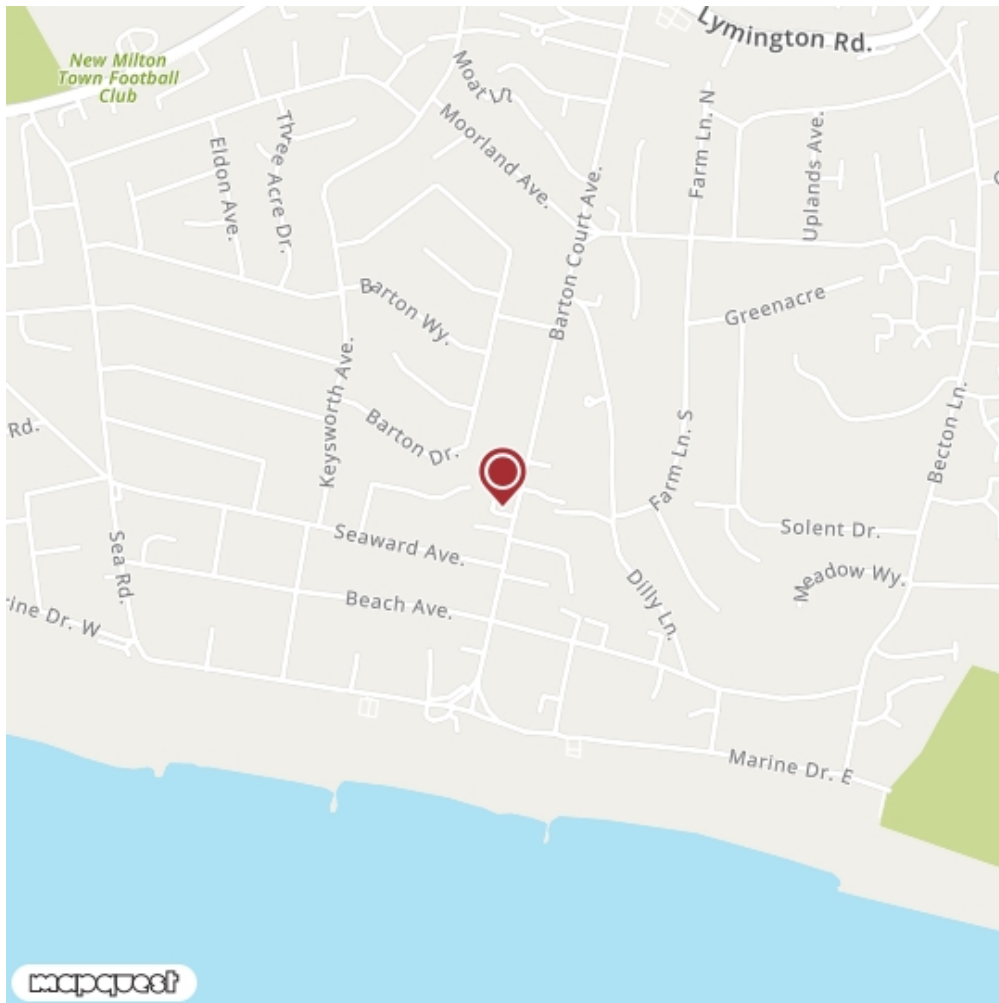
ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 1683 sq.ft. (156.3 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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