



118 Barton Drive, Barton On Sea, New Milton, Hampshire. BH25 7JL

£535,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A superb three bedroom, two bathroom, detached bungalow with large rear garden situated in a convenient and popular location midway between New Milton and Barton on Sea Cliff top. The property has been excellently maintained throughout the vendors occupation and creates a comfortable and well proportioned home with plenty of parking whilst also benefiting from a garage. Viewing highly recommended by Sole Agents.



CANOPIED ENTRANCE PORCH

UPVC double glazed front door with opaque leaded light inserts and leading into the:

ENTRANCE HALL (20' 0" X 4' 10") OR (6.09M X 1.47M)

Smooth finished ceiling, three ceiling downlights, access to loft via roof ladder, mains voltage smoke detector, double panelled radiator with independent thermostat, attractive panelled doors, cupboard provides access to gas meter, power points, double opening doors provide access to coats storage cupboard with cupboards above, part glazed door leads to:



LIVING ROOM (14' 10" X 13' 1") OR (4.52M X 3.98M)

Smooth finished ceiling, ceiling light point, dual aspect room with double glazed windows facing side and front garden aspects, double panelled radiator with independent thermostat, TV aerial point, numerous power points, telephone connection point, attractive Limestone fireplace surround with inset coal effect gas fire.

DINING AREA (10' 9" X 11' 1") OR (3.28M X 3.39M)

Smooth finished ceiling, numerous LED downlights, UPVC double glazed window facing side aspect with double panelled radiator beneath, cupboards to either side, one with double opening doors used as a broom cupboard, second cupboard housing the gas fired Glow Worm combination boiler, Further general storage beneath. Attractive laminate flooring, power points and archway leads through to main kitchen area.



KITCHEN (9' 7" X 9' 9") OR (2.92M X 2.97M)

Smooth finished ceiling, numerous LED downlights, dual aspect room with double glazed windows facing side and nearly floor to ceiling height double glazed window with door providing access to patio and rear garden. Comprehensive range of eye level and floor mounted kitchen units in gloss white finish with chrome style handles with light grey roll top laminate work surfaces with stainless steel sink with single drainer and mixer tap above. Fitted ceramic four ring hob, fitted eye level fan assisted double oven with storage cupboards above and beneath. Under pelmet kitchen lighting, attractive bricklet style tiling, numerous power points, Vinyl cushion flooring, space and plumbing for automatic washing machine, slimline dishwasher, upright fridge/freezer, corner shelf display, shelved pantry cupboard and door provides access to garden.

BEDROOM 1 (20' 3" X 10' 11") OR (6.17M X 3.33M)

Benefiting from a later addition making the bedroom larger than most. Smooth finished ceiling, two ceiling light points, triple aspect with double glazed eye level window to side with two sets of double glazed windows overlooking rear garden with two sets of double opening French doors leading to patio. Numerous power points, fitted bookshelf with display shelving, fitted wardrobes in dressing area. Large double panelled radiator with independent thermostat. Door to:



EN SUITE SHOWER ROOM (7' 8" X 2' 6") OR (2.33M X 0.76M)

Installed in recent years and benefitting from an enclosed shower cubicle with chrome fittings and concertina glazed door, inset wash hand basin with vanity unit beneath and hidden cistern style low level flush WC. Wall mounted LED backlit mirror, inset ceiling spotlights, tiled walls and floor, extractor fan, chrome wall mounted ladder style towel radiator.

BEDROOM 2 (11' 5" X 11' 9") OR (3.48M X 3.58M)

UPVC double glazed window facing front garden aspect with double panelled radiator beneath with independent thermostat. Numerous power points, range of fitted wardrobes to one wall, ceiling light point.



BEDROOM 3 (11' 9" X 8' 2") OR (3.58M X 2.48M)

Smooth finished ceiling, ceiling light point, UPVC double glazed window facing side aspect, radiator beneath with independent thermostat, power points.

SHOWER ROOM (5' 5" X 6' 8") OR (1.65M X 2.03M)

Modern white suite comprising Villeroy Boch low level WC with push button flush, matching wall mounted wash hand basin with monobloc mixer tap, enclosed large corner shower cubicle with recessed shower mixer with overhead rainwater shower head, ceiling downlights, ceiling extractor, opaque UPVC double glazed window facing rear aspect, fully tiled walls and flooring, heated chrome effect towel rail.

OUTSIDE

Block paved drive provides off road parking for numerous vehicles and continues to one side of the property which benefits from additional outside lighting and power points. Driveway leads to:

DETACHED GARAGE (20' 5" X 9' 10") OR (6.23M X 2.99M)

Of concrete sectional constructions with electronically operated roller shutter door. The garage is larger than average with a personal door to rear garden and benefits from light and power.

FRONT GARDEN

Laid to lawn with shrub border separating the driveway and footpath to front door entrance. The property also benefits from side gates to both sides of the property which then leads to:

REAR GARDEN

Large patio area adjoins the rear of the property with the remainder of the garden laid to lawn. The garden is enclosed by close board or panelled fencing to a height of six foot, easy to manage shrubs and bushes which provides screening from neighbouring properties. Further there is an outside light, water tap and waterproof outside power socket and an additional garden storage shed located to the rear of the garage sitting on a concrete base. The vendor informs us that the roofs have recently been replaced including the fascias and gutters.



DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with A337 Old Milton Green and cross over into Southern Lane taking the fourth turning left into Barton Drive.

TENURE

The resale tenure for this property is Freehold

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.

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is D66



GROUND FLOOR
983 sq.ft. (91.3 sq.m.) approx.



TOTAL FLOOR AREA : 983 sq.ft. (91.3 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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