



24 Bramshaw Way, New Milton, Hampshire. BH25 7ST

£399,950



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





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A recently extended three bedroom end of terrace property beautifully presented and located in a much sought after area within walking distance of Barton on Sea cliff top.



HALLWAY (5' 5" X 3' 7") OR (1.65M X 1.09M)

Outside wall light, composite double glazed door with matching side screen provides access to Entrance Hall. Smooth finished ceiling, ceiling light, attractive Karndean flooring in wood strip finish which continues throughout the whole of the ground floor. Modern style radiator with independent thermostat, alarm system, attractive Oak veneered doors with chrome door furniture, door provides access to Dining Room and door leads to:

CLOAKROOM (5' 5" X 2' 11") OR (1.65M X 0.89M)

Ceiling light, opaque UPVC double glazed window facing front aspect with radiator with independent thermostat, low level WC with push button flush with wash hand basin and monobloc mixer tap with pop-up waste with vanity unit beneath. Tiled splash back.

DINING ROOM (14' 8" X 13' 7") OR (4.47M X 4.15M)

Coved and smooth finished ceiling, UPVC double glazed window facing front aspect with fitted window shutters, telephone point, power points, TV aerial connection point, large double panelled radiator with independent thermostat, door leads to under stairs storage cupboard, staircase to first floor landing, numerous power points, double opening solid Oak doors with multi-glazed inserts provides access through to:

KITCHEN (14' 8" X 10' 8") OR (4.46M X 3.26M)

Coved and smooth finished ceiling, two ceiling light points. Completely re-fitted and re-modelled comprehensive range of eye level and low level kitchen units in gloss finish with laminated wood block effect work surfaces and one and a half bowl sink unit with single drainer, chrome effect monobloc mixer tap and filtered water drinking tap. Fitted five burner Smeg gas hob in stainless steel finish with matching Zanussi extractor above. Attractive bricklet tiling, stainless steel switches and sockets, door provides access to Worcester gas fired central heating boiler, space for upright fridge/freezer, Bosch slimline dishwasher, Hotpoint automatic washing machine, fitted Samsung double oven and grill with storage drawers beneath. Recess for microwave above and additional storage cupboard. Cupboard provides access to water softener, additional floor to almost ceiling height triple opening storage cupboards to one wall, digital thermostat for central heating, door provides access to under stairs storage cupboard. Radiator with independent thermostat. Pull-out pantry cupboard with racking within, three cutlery drawers, two deep pan drawers, additional storage drawers within kitchen, solid Oak multi-glazed doors with matching side screen to one side provides access through to Sitting Room. Frosted borrowed light glazed window in kitchen area, fitted book-shelf to one corner.

SITTING ROOM (13' 7" X 8' 8") OR (4.13M X 2.63M)

Part of a later extension which benefits from coved and smooth finished ceiling, two ceiling light points, double opening French doors with matching side screen with additional door and window overlooking the rear garden aspect benefiting from paving and panelled enclosed fencing enjoying a Westerly aspect. Room benefits from TV aerial point, power points, satellite connection point, numerous switches and sockets in a stainless steel finish, USB charging point, upright panelled radiator, fitted window blinds.

FIRST FLOOR LANDING (11' 8" X 5' 10") OR (3.56M X 1.79M)

Ceiling light point, access to loft via roof hatch, power points, door provides access to airing cupboard with slatted shelving and door provides access to:

BEDROOM 1 (11' 7" X 8' 7") OR (3.52M X 2.62M)

Ceiling light point, attractive bay window to front aspect with fitted shutters. Power points and TV aerial connection point, double panelled radiator with independent thermostat, sliding wardrobe doors provide access to double wardrobe with hanging space and shelving within. Power points.

BEDROOM 2 (10' 9" X 7' 1") OR (3.28M X 2.17M)

Ceiling light point, UPVC double glazed window facing rear aspect with fitted vertical blind, power points, feature upright radiator with Honeywell thermostat.

BEDROOM 3 (7' 3" X 6' 6") OR (2.22M X 1.97M)

Ceiling light point, UPVC double glazed window facing rear aspect, fitted vertical blinds, power points, single panelled radiator with independent thermostat.

SHOWER ROOM (5' 9" X 5' 11") OR (1.74M X 1.80M)

Ceiling light, opaque UPVC double glazed window facing front aspect, ceiling extractor, full size shower cubicle with glazed sliding door, access to Grohme shower mixer bar with adjustable shower attachment and overhead rainwater shower head. Low level WC with push button flush, wash hand basin with pop-up waste and monobloc mixer tap with vanity unit beneath. Heated chrome effect towel rail with thermostat, tiled splash backs to the majority of the walls, wall mounted mirror.

OUTSIDE

Bramshaw Way benefits from numerous parking bays which are located close to the property with footpath providing access to the front door entrance. Front garden is laid to slate grey chippings with ornamental shrubs and bushes. Footpath to one side of the property provides access to lockable side gate and also leads to the single garage.

GARAGE (16' 7" X 9' 0") OR (5.05M X 2.74M)

Single garage of brick construction under a pitched and tiled roof with metal wood effect up and over door and located literally next door to the property.

REAR GARDEN

Designed for ease of maintenance, enclosed by panelled and close boarded fencing enjoying a Westerly aspect, laid to paving with shrub borders to one side and outside water butt.

VIEWING ARRANGEMENTS

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



DIRECTIONAL NOTE

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

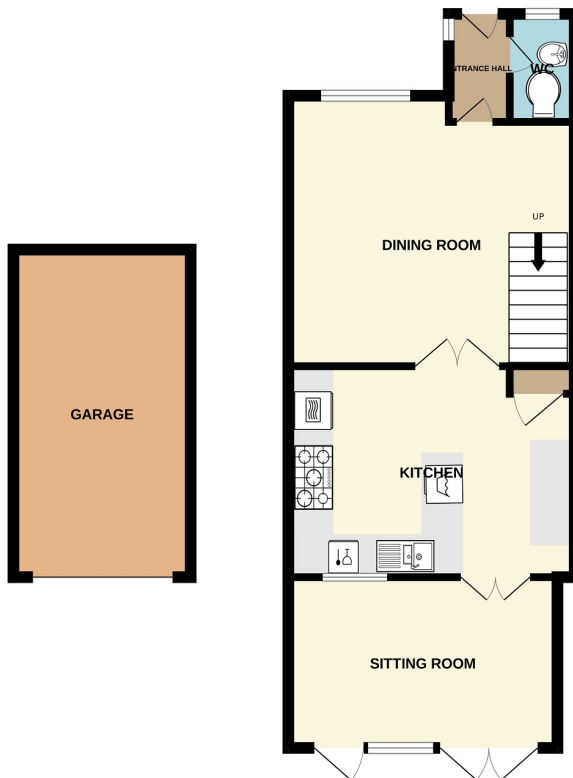
PLEASE NOTE

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.

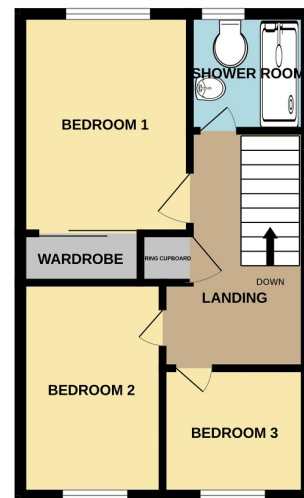
EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
644 sq.ft. (59.9 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



ROSS NICHOLAS COMPANY

TOTAL FLOOR AREA: 996 sq.ft. (92.6 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.