



8 Becton Lane, Barton On Sea, New Milton, Hampshire. BH25 7AA

£629,950



Ross Nicholas & Company Limited
334 Lymington Road, Highcliffe,
Dorset, BH23 5EY
01425 625 500





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BH25 7AA**

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A well presented detached three bedroom bungalow located in a sought after area between Barton on Sea Cliff top and New Milton Town Centre. The bungalow benefits from a Conservatory overlooking the rear garden.



ENTRANCE PORCH (6' 7" X 6' 9") OR (2.0M X 2.06M)

Outside wall light illuminates the front door entrance with UPVC double glazed door which leads to Entrance Porch. Ceiling light, attractive exposed brickwork to cavity wall porch with double glazed windows to either side, access to gas meter box and double glazed door with matching side screen provides access to:

ENTRANCE HALL (16' 4" X 6' 7") OR (4.99M X 2.01M)

Two ceiling light points, access to loft via roof hatch, modern double panelled radiator, telephone point, power points, double opening doors provide access to airing cupboard with slatted shelving, hanging space, broom cupboard and also houses panelled radiator with independent thermostat, wall mounted digital central heating thermostat and programmer, door provides access to:

DINING AREA (9' 5" X 8' 6") OR (2.87M X 2.60M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points and archway provides access to:

SITTING ROOM (17' 9" X 10' 11") OR (5.42M X 3.33M)

Two ceiling light points, triple aspect room with double glazed windows facing front, side and rear garden. Attractive fireplace surround with adjoining coal effect electric fire, TV aerial point, power points, radiator with independent thermostat and sliding patio doors provide access to:

CONSERVATORY (11' 3" X 7' 8") OR (3.43M X 2.33M)

Sitting on a brick cavity style plinth with upper UPVC double glazed windows under a pitched Polycarbonate roof, window openers, fitted blinds, double opening doors provide access through to Utility Room.

KITCHEN (12' 4" X 8' 8") OR (3.75M X 2.64M)

LED ceiling light, comprehensive range of Oak fronted kitchen units with granite grey roll top work surfaces with stainless steel sink with single drainer and swan necked mixer tap. Fitted induction four ring hob with touch button display. Blomberg fan assisted oven and grill beneath. Space for upright fridge/freezer, space for under counter fridge, space for dishwasher, tiled splash backs, double radiator, filter hood above hob, UPVC double glazed window overlooking rear garden and opaque double glazed door provides access to Utility Room.

UTILITY ROOM (11' 11" X 5' 0") OR (3.62M X 1.52M)

Of single skinned construction with UPVC double glazed windows to the upper sections under a pitched Polycarbonate roof, quarry tiled flooring, door to garden, window openers, return doors to Conservatory, space and plumbing for automatic washing machine and tumble dryer.

BEDROOM 1 (14' 6" X 8' 10") OR (4.43M X 2.68M)

Ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator with independent thermostat. Power points, built-in sliding wardrobes and door provides access to:

EN SUITE SHOWER ROOM (8' 9" X 2' 10") OR (2.67M X 0.86M)

Ceiling light, ceiling extractor, opaque UPVC double glazed window facing rear aspect, low level WC, pedestal wash hand basin with hot and cold mixer taps, bi-fold door provides access to shower cubicle with Mira XL shower mixer with adjustable shower attachment above. Tiling to half height and full height in shower area. Radiator.

BEDROOM 2 (14' 5" X 10' 10") OR (4.39M X 3.29M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing garden aspect with radiator beneath with independent thermostat. Power points, range of fitted wardrobes to one wall with mixture of hanging and shelving.

BEDROOM 3 (11' 4" X 8' 7") OR (3.45M X 2.62M)

Ceiling light point, UPVC double glazed window facing garden aspect, power points, radiator with independent thermostat, double sliding doors provide access to built-in wardrobe.

SHOWER ROOM (6' 7" X 6' 5") OR (2.00M X 1.96M)

Recently updated to a very high standard, floor to ceiling height tiling, quarry tiled flooring. White suite comprising low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap, backlit mirror above. Double width shower cubicle with sliding shower door provides access to shower mixer with adjustable shower attachment within. UPVC Double glazed window facing front aspect, radiator, ceiling extractor.

OUTSIDE

Attractive entrance with brick walling and matching pillars leads to the block paved driveway which provides off road parking for approximately six or seven vehicles. Numerous outside sensor lights illuminate the front driveway area and in turn leads to the single garage.

GARAGE (17' 8" X 9' 10") OR (5.39M X 2.99M)

Accessed via up and over door benefiting from two ceiling strip lights. Hatch to loft, access to modern Worcester gas fired central heating boiler. Opaque double glazed window facing side aspect. Recently updated safety trip consumer unit, power points, cavity wall construction, water tap.

FRONT GARDEN

The front garden is easy to maintain with raised shrub borders. The garden is enclosed by panelled fencing with wrought iron gate providing access to rear garden.

REAR GARDEN

Enclosed by close boarded fencing, laid to level shaped lawn, well stocked flower and shrub borders, patio adjoins the property, outside power point, return access to driveway and to one side of the property is a garden shed which has been recently installed with doors at each end and can be accessed from the front or rear garden.



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 Station Road turn right at the traffic lights into Station Road and proceed down to the min-roundabout and turn right into the A337. Take the second turning left into Becton Lane.

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.

BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band E

EPC RATING

The EPC rating for this property is TBC

GROUND FLOOR
1297 sq.ft. (120.5 sq.m.) approx.



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TOTAL FLOOR AREA: 1297 sq.ft. (120.5 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.