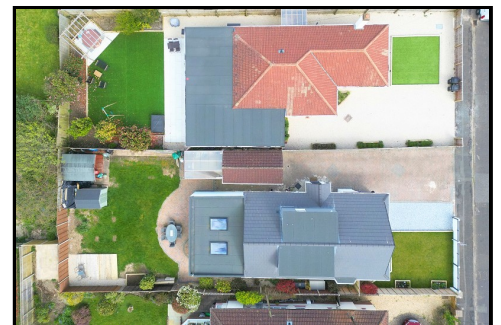




18 Naish Road, Barton On Sea, New Milton, Hampshire, BH25 7PU.

Guide Price £825,000



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





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A stunning refurbished and extended four bedroom detached chalet residence located within a short walk of Barton on Sea cliff top and offering numerous features including Entrance Hall, Sitting Room, Dining Room, Bath/Shower Room. Large open plan kitchen/living area, large main Bedroom with en-suite Shower Room, gas fired central heating, oak doors, UPVC double glazing, off road parking, garage and gardens.



ENTRANCE PORCH

Accessed via composite front door, UPVC double glazed window to front elevation, smooth finished ceiling, recessed light, open way through to:

ENTRANCE HALL

Smooth finished ceiling, recessed lighting, smoke detector, panelled radiator, power points. Cupboard with modern consumer unit and additional storage over. Under stairs storage cupboard.

SITTING ROOM (15' 6" X 11' 0") OR (4.72M X 3.36M)

Aspect to the front elevation through UPVC double glazed bay window with additional UPVC double glazed window to side elevation. Smooth finished ceiling, ceiling light, panelled radiator, TV aerial point, power points, open way through to:



DINING ROOM (10' 8" X 16' 2") OR (3.25M X 4.94M)

UPVC double glazed bay window to front elevation, additional UPVC double glazed window to side, smooth finished ceiling, ceiling light, panelled radiator, power points, staircase to first floor landing with fully glazed balustrade, under stairs storage and display walled recesses.



OPEN PLAN KITCHEN/ LIVING/DINING ROOM (27' 2" X 22' 5") OR (8.27M X 6.83M)

Aspect to the side elevation through UPVC double glazed window, feature bi-fold doors extending along the rear wall providing both views and access onto rear garden and two additional skylights providing natural light. One and a half bowl sink unit recessed into a Quartz work top extending along one wall with a range of base drawers and cupboards beneath. Integrated washing machine, separate tumble dryer, slimline dishwasher, two AEG stainless steel ovens with storage above and beneath. Recess for American style fridge/freezer. Fitted wine cooler, eye level storage cupboards incorporating integrated microwave. Four ring AEG induction hob with glass splash back and AEG canopy extractor fan over. Large central island with Quartz work top, storage drawers and cupboards beneath and seating for up to seven people. Three stylish vertical radiators, power points, smooth finished ceiling, recessed lighting.

BEDROOM 2 (13' 0" X 11' 6") OR (3.95M X 3.50M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, radiator, power points.



BEDROOM 3 (11' 1" X 9' 9") OR (3.37M X 2.97M)

Aspect to the side elevation through UPVC double glazed window, ceiling light, panelled radiator, power points.

G/F BATH/SHOWER ROOM (7' 5" X 9' 5") OR (2.25M X 2.88M)

Two obscure UPVC double glazed windows to side, smooth finished ceiling, recessed lighting. Stand alone bath unit with central monobloc mixer tap and shower attachment, large tiled splash back, low level WC, wall hung wash hand basin with monobloc mixer tap with tiled splash back, mirror with light over, corner shower cubicle with tiled walls, rain effect shower head and hand held shower attachment. Sliding doors, heated towel rail.

FIRST FLOOR LANDING

Recessed light, smoke detector, large cupboard housing Vailant gas fired boiler and Cyclone Platinum high pressure water cylinder.

BEDROOM 1 (22' 8" X 13' 3") OR (6.92M X 4.03M)

Obscure UPVC double glazed window to side elevation and large feature triangular double glazed window providing views over rear garden. Smooth finished ceiling, recessed lighting, panelled radiator, eaves storage, TV connections for wall hung television. Recessed double wardrobe with sliding doors, hanging rails.



EN SUITE SHOWER ROOM (5' 2" X 10' 5") OR (1.58M X 3.17M)

Obscure UPVC double glazed window facing side elevation. Smooth finished ceiling, recessed lighting, large walk-in double shower cubicle with rain effect shower head and hand held shower attachment. Large glazed shower screen, low level WC, wall hung wash hand basin with monobloc mixer tap, storage cupboards beneath, tiled splash back and illuminated medicine cabinet, extractor fan, heated towel rail.

BEDROOM 4 (12' 11" X 11' 4") OR (3.93M X 3.46M)

Aspect to the front elevation through UPVC double glazed window. Radiator, power points, eaves storage cupboards and additional recessed storage area.



OUTSIDE

The front elevation is designed for easy maintenance being mainly lawned and enclosed behind panelled fencing and low brick walling. Off road parking via a brick paved driveway with additional shingled parking. The driveway continues along the side elevation providing access to:

GARAGE

Pitched roof with up and over door, power and light. Adjoining the rear of the garage is a large timber shed/workshop with glazed windows, power and light.

REAR GARDEN

To the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn and enclosed behind close boarded fencing, the property benefits from both a Summerhouse and timber Shed located to the rear boundary and a pathway continues along the West elevation.

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 proceed down the road until reaching the junction with Lymington/Christchurch Road. Turn right and proceed until reaching Western Avenue on the left. Turn into Western Avenue and take the third turning left into Naish Road.

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.

TENURE

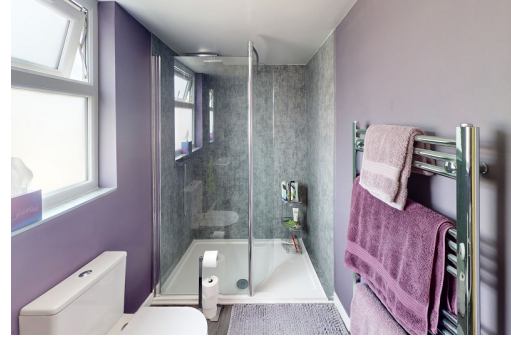
The resale tenure for this property is Freehold.

COUNCIL TAX

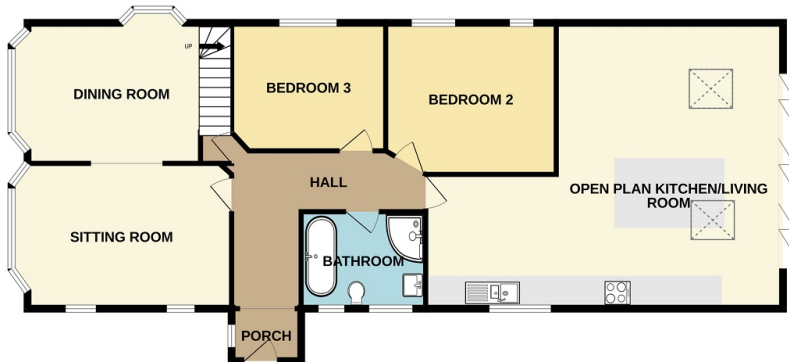
The council tax for this property is band E.

EPC RATING

The EPC rating for this property is TBC.



GROUND FLOOR
1288 sq.ft. (119.7 sq.m.) approx.



1ST FLOOR
465 sq.ft. (43.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1753 sq.ft. (162.9 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.