



31 Newton Road, Barton On Sea, New Milton, Hampshire. BH25 7AS

£679,950



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





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A beautifully presented three bedroom detached bungalow situated in a much sought after area of Barton on Sea. The bungalow is located within a level walk of Barton Cliff top and situated in a quiet cul-de-sac with a West backing rear garden.



ENTRANCE PORCH (11' 4" X 7' 10") OR (3.46M X 2.38M)

The Entrance Porch doubles up as a Sun Conservatory with double glazed windows overlooking the front garden aspect with Vinyl cushion flooring, access to safety trip consumer unit and electric meter, ceiling light and double glazed door with matching side screens provides access to:

HALLWAY (9' 5" X 8' 9") OR (2.86M X 2.66M)

Ceiling light point, radiator, telephone connection point, power points, Honeywell central heating thermostat and programmer, double opening doors provide access to coats storage cupboard with shelving to one side with additional storage above and matching double opening doors to one side provide access to airing cupboard with lagged hot water cylinder with fitted immersion heater with slatted shelving above and fitted shelving to one side. Square opening provides access to:

INNER HALL (9' 5" X 8' 9") OR (2.86M X 2.66M)

Benefiting from ceiling light, access to loft with drop down ladder, radiator with independent thermostat, power points and multi-glazed door provides access to:

DINING ROOM (12' 1" X 11' 1") OR (3.68M X 3.39M)

Ceiling light, UPVC double glazed window facing front garden aspect, radiator beneath with independent thermostat, power points, multi-glazed door to kitchen, arch provides access to:

SITTING ROOM (18' 1" X 12' 8") OR (5.51M X 3.85M)

Ceiling light point, opaque UPVC double glazed window facing side aspect and UPVC double glazed sliding patio doors providing access to patio and rear garden. Double panelled radiator and single panelled radiator both with independent thermostats, attractive raised fireplace with adjoining coal effect wood burning stove. Wireless room thermostat, power points, TV aerial point.

KITCHEN (12' 1" X 11' 0") OR (3.69M X 3.36M)

Numerous ceiling downlights. UPVC double glazed window facing front garden aspect and driveway. Comprehensive range of light Oak fronted kitchen units with nest of four storage drawers and two double opening pan drawers. Floor standing Hotpoint cooker with Halogen four ring hob, grill and oven beneath with digital clock. Hotpoint washing machine, Hotpoint fridge and upright Indesit fridge/freezer. Tiled splash backs, power points, double panelled radiator with independent thermostat and multi-glazed door provides access to:

UTILITY ROOM (9' 7" X 4' 11") OR (2.91M X 1.51M)

Ceiling light point, UPVC double glazed doors to front and rear providing access to garden if required, UPVC double glazed window, fitted shelving, quarry tiled flooring, single panelled radiator with independent thermostat, power point. Door provides access to:

WC (3' 6" X 2' 9") OR (1.06M X 0.85M)

Ceiling light, opaque double glazed window, low level WC in white with tiling to half height, Quarry tiled flooring.

BEDROOM 1 (12' 7" X 9' 3") OR (3.84M X 2.82M)

Ceiling light point, UPVC double glazed opaque window facing side aspect, additional double glazed window facing front garden aspect. Double panelled radiator with independent thermostat, range of built-in fitted wardrobes with low level storage cupboard to one side, power points, radiator with independent thermostat and door provides access to:

EN-SUITE SHOWER ROOM (5' 5" X 5' 1") OR (1.66M X 1.56M)

Cream coloured suite comprising low level WC, pedestal wash hand basin, glazed door provides access to shower cubicle with Bristan shower unit within. Radiator with independent thermostat, Vinyl cushion flooring, strip light with shaver socket.

BEDROOM 2 (14' 1" X 12' 1") OR (4.29M X 3.68M)

Ceiling light point, UPVC double glazed window facing rear garden aspect with radiator beneath with independent thermostat. Extensive range of fitted bedroom furniture with wardrobes flanking two walls with mixture of shelving and hanging within. Numerous power points.

BEDROOM 3 (10' 9" X 10' 2") OR (3.27M X 3.09M)

Ceiling light point, dual aspect room with double glazed eye level window facing side aspect with double glazed window overlooking rear garden aspect with radiator beneath and independent thermostat. Fitted double wardrobes with mixture of shelving and hanging within, power points.

OUTSIDE

Two attractive Purbeck stone style pillars with matching low level wall provides the entrance to the extensive block paved drive providing off road parking for numerous vehicles. Block paved path continues to front door and to garage. Front garden is laid to level lawn with well stocked shrubs and flower borders. Outside gas meter box, outside light, wrought iron gate located between the bungalow and garage.

GARAGE (20' 4" X 7' 7") OR (6.19M X 2.31M)

Accessed via up and over door of brick and blockwork construction under a flat felted roof benefiting from light and power with glazed window to rear garden and side access door leading to rear garden.

REAR GARDEN

Raised patio adjoins the property with adjoining Purbeck stone semi-circular shaped wall with patio located by the Utility room door. Garden is laid to level lawn with shaped flower and shrub borders on the boundaries being enclosed by panelled fencing on all three sides. Path provides access to a further block paved patio to the rear of the garden, the garden benefits from a South/Westerly aspect.

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 and continue until reaching the mini-roundabout at junction with A337 road, turn right and take the second turning left into Becton Lane taking the 4th turning left into Barton Common Lane then first left into Newton Road.

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.

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



GROUND FLOOR
1455 sq.ft. (135.2 sq.m.) approx.



ROSS NICHOLAS & COMPANY 01425 625500

TOTAL FLOOR AREA: 1455 sq.ft. (135.2 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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