



**19 Cliffe Road, Barton On Sea, New Milton, Hampshire. BH25 7PA**

**Guide Price £735,000**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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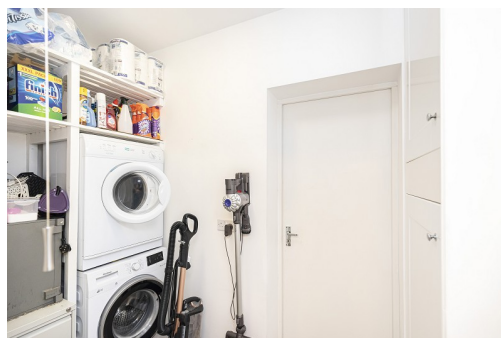




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A very well presented and spacious three bedroom detached bungalow located in a quiet cul-de-sac location within a short walk of Barton Cliff top. The property benefits from numerous features including wood burner, large entrance hall, large kitchen/breakfast room, en-suite shower room, utility room, garage, large garden, off road parking, UPVC double glazing, gas fired central heating. Sole Agents.





## ENTRANCE HALL (13' 1" X 9' 3") OR (4.0M X 2.82M)

Accessed via composite front door with two UPVC double glazed windows to side. Smooth finished ceiling, smoke detector, two wall light points, alarm system, single panelled radiator, power points.

## SITTING ROOM (17' 7" X 14' 8") OR (5.37M X 4.48M)

Aspect to the front and side elevations through UPVC double glazed bay window. Ceiling light, TV aerial point, power points, double panelled radiator, feature recently installed wood burner set into a stone hearth with Oak mantel over.

## KITCHEN/DINING ROOM (30' 6" X 12' 6") OR (9.30M X 3.80M)

Large room with one and a half bowl stainless steel sink unit set into a Granite work surface extending along two walls with range of base drawers and cupboards beneath. Integrated Elan gas Range. Eye level storage cupboards, aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, numerous full height cupboards. Breakfast bar with seating for three. Openway through to dining area with UPVC double glazed windows and feature clear glass UPVC double glazed roof. Double panelled radiator, power points, single door providing access onto side elevation together with double UPVC glazed door providing access onto rear patio and garden beyond.

## BEDROOM 1 (14' 11" X 10' 5") OR (4.54M X 3.17M)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, double panelled radiator, power points, openway through to:

## DRESSING ROOM (8' 8" X 5' 6") OR (2.64M X 1.68M)

Smooth finished ceiling, ceiling light and door provides access to:

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to rear elevation. Smooth finished ceiling, extractor fan, LED downlights, fully tiled wall surrounds, large walk-in shower with glazed shower screen, rain effect shower head and hand held shower attachment. Wall hung wash hand basin with monobloc mixer tap and drawers beneath, wall mounted mirror which is back lit. light Shaver point to one side. , low level WC, tiled flooring, heated chrome effect towel rail. electric under floor heating.

## UTILITY ROOM

Smooth finished ceiling, sun tube, ceiling light and extractor. Recess for both washing machine and tumble dryer, power points, shelving, storage cupboards with shelving and high pressure water cylinder, control unit for under floor heating for En-Suite shower room, door providing access to garage.

## BEDROOM 2 (13' 11" X 12' 6") OR (4.24M X 3.81M)

Aspect over the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## BEDROOM 3 (11' 5" X 9' 11") OR (3.49M X 3.02M)

UPVC double glazed French doors providing both views and access onto rear patio and garden beyond. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## SHOWER ROOM

Obscure UPVC double glazed window facing rear elevation. Smooth finished ceiling, recessed lighting, large walk-in shower cubicle with glazed shower screen, rain effect shower head and shower attachment. Wash hand basin set into a vanity unit with storage cupboards beneath. Wall mounted mirror with lighting and shaver point, low level WC, tiled flooring and tiled wall surrounds.

## OUTSIDE

The front garden has been completely re-landscaped with recently laid Tarmac drive with block edging with new rainwater drainage gullies adjoining the front of the property. Small lawned area with well maintained box hedging to the front boundary. Additional fencing and hedging to side boundaries between neighbouring properties. Two wall uplighters illuminate the front entrance area also a bulk-head light with sensor illuminates the garage area. Tarmac drive sweeps round and provides access to Cliff Road and continues to double opening side gates ideal for bringing a small boat or trailer through to side of the property if required. Property benefits from plastic soffits and fascias, low level picket fencing to front boundary, the remainder of the garden is laid to gravel for ease of maintenance.

## GARAGE (15' 5" X 9' 10") OR (4.70M X 3.0M)

LED ceiling light, mains voltage smoke detector, access to loft via roof hatch, safety trip consumer unit which was inspected in November 2020. Wall mounted Worcester gas fired central heating boiler with Drayton central heating programmer to one side with Magna Clean filter below. Access to electric meter, up and over door and fire door provides access to Utility Room.

## REAR GARDEN

The rear garden is one of the main features of the property being mainly laid to lawn with a selection of well stocked shrub and annuals flower beds borders. There is a patio area adjoining the rear of the property with vegetable plot area and plastic shed for storage with additional spacious timber summerhouse with double opening doors with light and power. The garden is bounded behind close board and panelled fencing, lighting, outside water tap.

## VIEWING ARRANGEMENTS

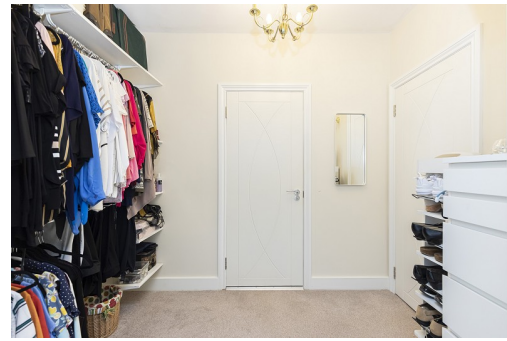
Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed until reaching the junction with Lymington/Christchurch Road and turn right, continue until reaching Sea Road and turn right into Cliffe Road just before Cliff top.

## WEBSITE

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)



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 D57



GROUND FLOOR



ROSS NICHOLAS & COMPANY

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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