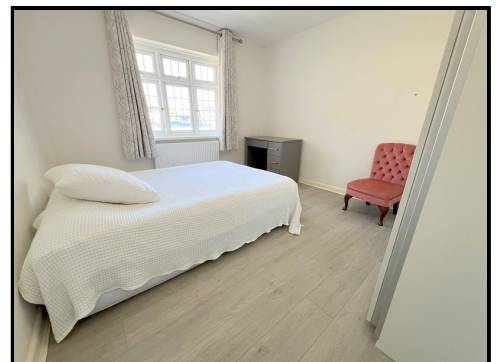




15 Carlton Avenue, Barton On Sea, Hampshire. BH25 7PS

£495,000



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





15 Carlton Avenue, Barton On Sea, Hampshire. BH25 7PS

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A two bedroom detached bungalow with potential to extend and located within a short distance of Barton on Sea cliff top and enjoying a South facing rear garden. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Breakfast Room, Shower Room, off road parking, Vacant possession, Sole Agents.



PORCH

Accessed via UPVC double glazed front door. Aspect to the side elevation through UPVC double glazed window, ceiling light, quarry tiled floor, glazed door providing access to:

ENTRANCE HALL

Panelled radiator, power points, door leading to:

SITTING ROOM/DINING ROOM (15' 5" X 12' 2") OR (4.71M X 3.71M)

Aspect to the front elevation through UPVC double glazed bay window. Smooth finished ceiling, power points, panelled radiator, vertical feature radiator, open way through to:

KITCHEN (10' 11" X 9' 11") OR (3.33M X 3.03M)

Aspect to rear elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, smoke detector, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and full height fridge/freezer with water connection. Cupboard housing Bosch modern gas fired boiler. Eye level storage cupboards. Electric oven with four ring induction hob with stainless steel extractor canopy over. Power points.

BEDROOM 1 (12' 0" X 10' 10") OR (3.65M X 3.31M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points. Double wardrobe unit with sliding doors, hanging rails, storage drawers and shelving.

BEDROOM 2 (10' 10" X 10' 0") OR (3.31M X 3.05M)

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

SHOWER ROOM (5' 6" X 5' 1") OR (1.67M X 1.56M)

Obscure UPVC double glazed window. Part tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap with storage cupboards beneath and wall mounted medicine cabinet over. Corner shower cubicle with Mira shower unit, glazed shower screens, tiled flooring. Heated towel rail.

OUTSIDE

The front garden is laid to lawn and is enclosed behind both close board fencing and brick walling. A pathway provides access to the front door and a shingled driveway provides off road parking for two to three cars and access to:

GARAGE

Double opening doors, power and light. A pathway extends along the other elevation under a covered area which in turn leads to the rear garden.

REAR GARDEN

The rear garden is one of the main features of the property and is mostly laid to lawn and is enclosed behind both brick walling and fencing. There is a patio area adjoining the rear of the property and a large metal garden store located to the rear boundary.

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 Old Milton Green and turn right into Lymington Road then proceed until reaching Western Avenue on the left then second left into Carlton Ave.

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

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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.

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is D65



GROUND FLOOR
656 sq.ft. (60.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 656 sq.ft. (60.9 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.