



**9 Greenfield Gardens, Barton On Sea, New Milton, Hampshire. BH25 7AT**

**£489,950**



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

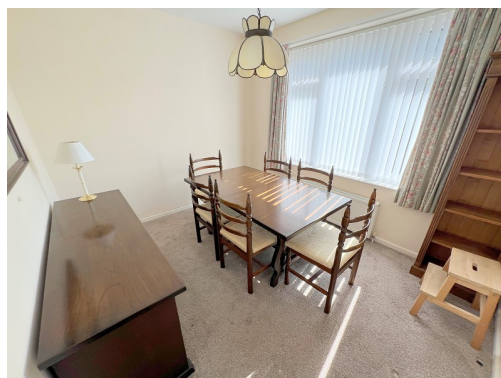
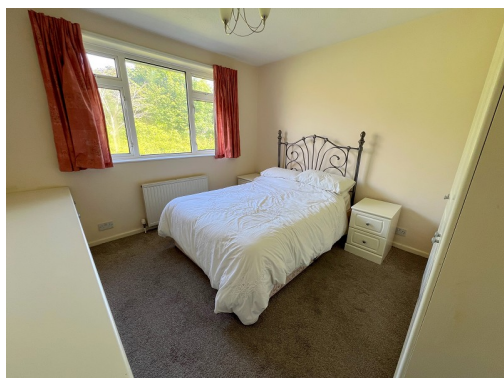




## **9 Greenfield Gardens, Barton On Sea, Hampshire. BH25 7AT**

### **£489,950**

A three bedroom detached bungalow located in a highly sought after cul-de-sac location within equal distance of Barton on Sea Cliff top and New Milton Town centre. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Kitchen, Shower Room, UPVC double glazing, Gas fired central heating, off road parking, Garage, potential to extend and refurbish, Sole Agents, Vacant possession.



## ENTRANCE PORCH

Accessed via UPVC double glazed doors. Aspect to both front and side elevations through UPVC double glazed windows. Tiled flooring, door with matching side screen providing access to:

## ENTRANCE HALL

Recessed lighting, hatch to loft area with pull down ladder, double panelled radiator, cupboard housing electric meter and consumer unit.

## SITTING ROOM (16' 0" X 11' 0") OR (4.87M X 3.35M)

Aspect to both the front and side elevations through UPVC double glazed windows. Ceiling light, double panelled radiator, power points, TV connection. Gas fire with stone surround, hearth and mantel.

## KITCHEN (13' 7" X 7' 11") OR (4.13M X 2.41M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, UPVC double glazed door providing access onto the side elevation. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along one wall with range of base drawers and cupboards beneath. Integrated washing machine and full height fridge/freezer. Cupboard housing Worcester/Bosch gas fired central heating boiler. Additional work surface with base cupboards beneath. Fitted Siemens double electric oven with four ring electric hob and extractor fan over, eye level storage cupboards, part tiled wall surrounds, double panelled radiator, tiled flooring.

## BEDROOM 1 (11' 7" X 10' 10") OR (3.52M X 3.31M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, fitted triple chest of drawers and two double wardrobe units with hanging rails and shelving. Double panelled radiator, ceiling light, power points.

## BEDROOM 2 (10' 10" X 9' 0") OR (3.31M X 2.74M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, telephone point.

## BEDROOM 3 (8' 0" X 7' 4") OR (2.44M X 2.23M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, power points, recessed wardrobes comprising one double and one single unit with hanging rails and shelving.

## SHOWER ROOM (9' 11" X 4' 9") OR (3.01M X 1.46M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, fully tiled wall surrounds and floor, double shower cubicle with thermostatically controlled shower unit with rain shower head and hand held shower attachment. Low level WC, wash hand basin with mixer tap and base drawers and cupboards beneath. Wall mounted mirror, light and shaver point. heated towel rail, low level WC.

## OUTSIDE

The front elevation is designed for easy maintenance being mostly shingled with central shaped artificial lawn. Garden is bounded behind both hedging and panelled fencing and provides off road parking for numerous vehicles. A brick paved driveway is accessed from Greenfield Gardens via double opening wrought iron gates providing off road parking for two to three cars and access to garage.

## GARAGE

Up and over door, pitched roof, power and light. UPVC double glazed window to rear. Eaves storage, personal door leading to side elevation which is brick paved having outside lighting and power.

## REAR GARDEN

Adjoining the rear of the garage is a brick paved patio area and the remainder of the garden is mostly laid to lawn and enclosed behind both hedging and fencing. Outside water tap, there is also an ornamental pond and the garden extends to the side 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 turn right at the traffic lights into Station Road and proceed until reaching the mini roundabout at junction with A337. Turn right and take the second turning left into Becton Lane then third left into Green Lane then first right into Greenfield Gardens.

## 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](http://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.

## TENURE

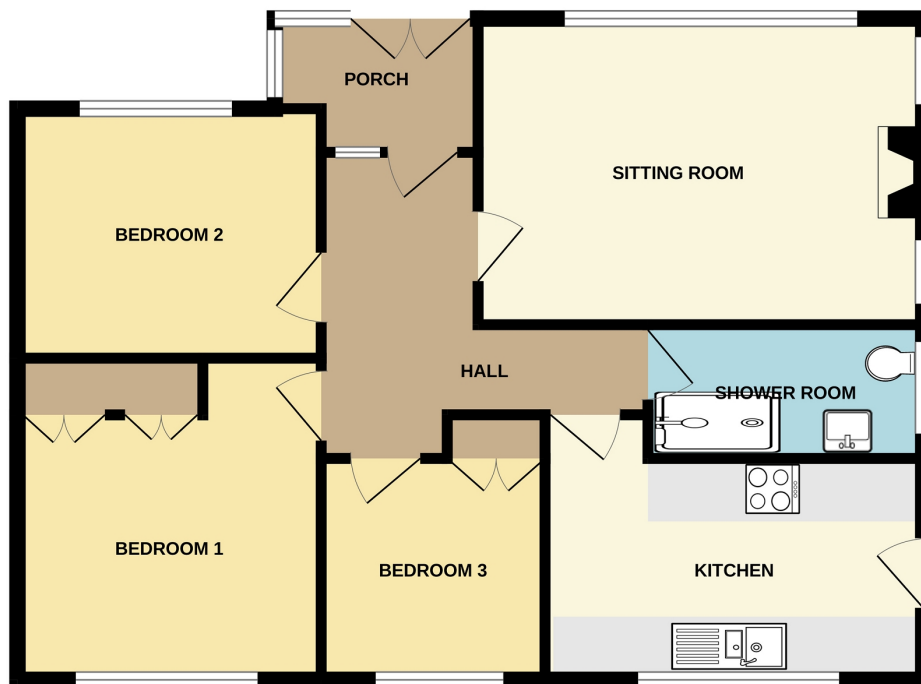
The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band E



GROUND FLOOR  
736 sq.ft. (68.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 736 sq.ft. (68.4 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.