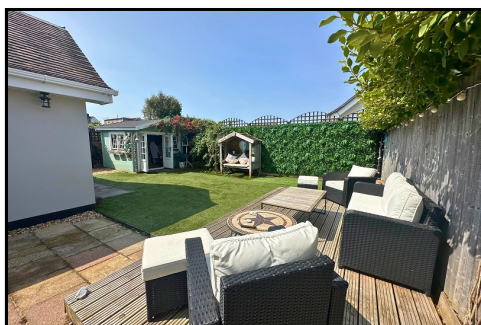




**27 Keyworth Avenue, Barton on Sea, Hampshire. BH25 7HX**

**£650,000**



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





## 27 Keyworth Avenue, Barton on Sea, Hampshire. BH25 7HX

### £650,000

A stunning three double bedroom detached bungalow with fabulous open plan Kitchen and Living Space flooded with natural light and presented in excellent order throughout. Additionally the property enjoys low maintenance front and rear gardens, a good sized home office with heating, power and light and is within a short stroll to the cliff top and beaches.



ENTRANCE PORCH

Accessed via composite front door with UPVC frosted side screens. Tiled flooring, double coats cupboard with storage cupboards over. Part glazed front door providing access to:

ENTRANCE HALL

Coved and smooth finished ceiling, two ceiling lights, smoke detector, two hatches to loft area with pull down ladders, double panelled radiator, power points, airing cupboard comprising double unit with gas fired boiler.

KITCHEN

Aspect to the rear elevation through feature UPVC double glazed bay window. Ceramic one and a half bowl single drainer sink unit with monobloc mixer tap set into a Quartz worktop extending along two walls. Work top extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, Siemens Induction hob, additional Quartz work top with base drawers and cupboards beneath. Fitted Neff electric oven with storage above and beneath. Feature larder cupboard with shelving and smooth finished ceiling, ceiling light recessed lighting. Wall mounted TV connection and power. Obscure UPVC double glazed door providing access to side elevation which in turn leads to rear garden.

UTILITY ROOM

Single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface with base drawers and cupboards beneath, recess for full height fridge/freezer and recess for washing machine and tumble dryer. Tiled splash back to sink, extractor fan, coved and smooth finished ceiling, ceiling light.

DINING AREA

Coved and smooth finished ceiling, ceiling light, power points, two double panelled radiators, openway through to:

LIVING ROOM

Aspect to the rear elevation through feature UPVC double glazed French doors with matching side screen and additional apex window over. Smooth finished ceiling, ceiling light, wood burner with tiled hearth, power points, provision for wall hung television, additional aspect to side elevation through UPVC double glazed window.

BEDROOM 1

Aspect to the front elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light point, double panelled radiator, space for fitted wardrobes, power points.

EN SUITE SHOWER ROOM

Velux double glazed window providing natural light. Vaulted smooth finished ceiling, recessed lighting, ceiling light, extractor fan, tiled flooring. Large walk-in shower cubicle with glazed shower screen, display niche and rain effect shower head and hand held shower attachment, vertical radiator, low level WC, feature circular wash hand basin with monobloc mixer tap set into a vanity unit with drawers beneath, two wall light points.

BEDROOM 2

Aspect to the front elevation through UPVC double glazed window. Coved and smooth finished ceiling, ceiling light, power points, double panelled radiator, triple wardrobe unit with hanging rails and shelving and sliding doors.

BEDROOM 3

Aspect to side elevation through UPVC double glazed window. Panelled radiator, power points.

BATHROOM

Two frosted UPVC double glazed windows to side elevation. Coved and smooth finished ceiling, recessed lighting. 'P' shaped bath unit with curved shower screen and shower unit. Low level WC, double panelled radiator, wall hung wash hand basin with monobloc mixer tap, tiled flooring.

OUTSIDE

This is designed for easy maintenance with artificial lawn and paved patio areas adjoining the rear of the property. The garden is secluded behind both close board and panelled fencing. To the rear boundary there is a large home office with underfloor heating, power and lighting. There is an additional decked area at the rear of the property providing an additional seating area and enjoying a Westerly facing aspect.

THE APPROACH

The front garden is designed for easy maintenance being both shingled and having artificial lawn. The front boundary has a low brick wall with a selection of shrub and flower beds throughout and the garden is bounded to the sides by close board and panelled fencing. The driveway provides off road parking for two to three cars subject to size and a brick paved pathway provides direct access to the front door together with a large garden store with remote controlled up and over door, power and light. A pathway extends along the side elevation which in turn leads to the rear garden.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down Old Milton Road to Old Milton Green and at the junction with A337 cross over into Southern Lane and Keysworth Avenue is a continuation of Southern Lane.

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.

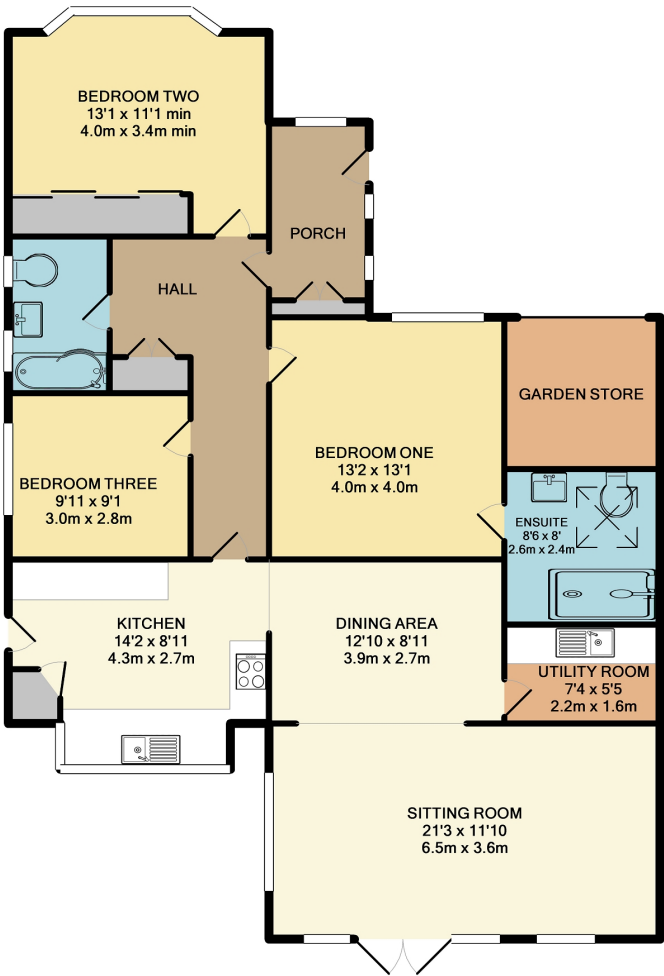
EPC RATING

The EPC rating for this property is D66



BUYERS NOTE

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.



TOTAL APPROX. FLOOR AREA 1343 SQ.FT. (124.8 SQ.M.)  
Whilst every attempt has been made to ensure the accuracy of the floor plan 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.