



56 Chiltern Drive, Barton On Sea, Hampshire. BH25 7LD

£465,000



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





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A two bedroom detached bungalow located in a popular residential area within equal distance of local shopping parade and Barton on Sea cliff top. Features of the property include sitting Room, dining area, conservatory, kitchen, shower room, gardens, driveway and garage.



ENTRANCE HALL (14' 2" X 5' 7") OR (4.33M X 1.71M)

Accessed via UPVC double glazed door with outside light. Coved and smooth finished ceiling, ceiling light point, attractive Oak veneered doors, digital central heating thermostat, double panelled radiator with independent thermostat, low level cupboard provides access to gas meter and electric meter with safety trip consumer unit, double opening doors provide access to coats cupboard with storage cupboard above, power points and door provides access to:

SITTING ROOM (17' 6" X 11' 5") OR (5.33M X 3.48M)

Coving to ceiling, ceiling light point, smoke detector, UPVC double glazed window and sliding doors provide access to Conservatory with view over garden, double panelled radiator, attractive fireplace surround with inset coal effect gas fire, TV aerial point, power points, basic arrangement of furniture as seen in photographs and opening provides access to:

DINING AREA (8' 1" X 8' 5") OR (2.46M X 2.56M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front aspect with fitted vertical blinds and curtains, radiator beneath with independent thermostat, power points, dining room table for four and opening provides access to:

KITCHEN (8' 11" X 9' 1") OR (2.73M X 2.77M)

Numerous ceiling downlights, UPVC double glazed window facing front aspect, comprehensive range of light Oak fitted kitchen units with dark grey laminated roll top work surfaces with stainless steel sink with single drainer, integrated slimline dishwasher, fitted four ring Zanussi gas hob in stainless steel finish with oven beneath and Zanussi filter hood above. Integrated fridge and freezer, washing machine to be included. Cupboard provides access to Glow Worm combination gas fired central heating boiler, tiled splash backs, power points, door provides access to side passage.

CONSERVATORY (14' 8" X 7' 7") OR (4.48M X 2.32M)

Glazed windows under a pitched roof with double opening doors providing access to South facing garden. Tiled flooring, double panelled radiator, fitted blinds.

BEDROOM 1 (14' 2" X 11' 8") OR (4.33M X 3.56M)

Ceiling light point, UPVC double glazed window to front aspect with fitted vertical blinds and curtains, double panelled radiator with independent thermostat, range of fitted wardrobes to one wall, two single beds, bedside units and chest of drawers.

BEDROOM 2 (13' 7" X 10' 1") OR (4.15M X 3.08M)

Ceiling light point, UPVC double glazed window facing rear aspect, double panelled radiator beneath with independent thermostat, built-in storage wardrobe, power points, double bed, dressing table, bedside units.

SHOWER ROOM (5' 7" X 8' 8") OR (1.70M X 2.63M)

Four ceiling downlights, ceiling extractor, fully tiled walls, large shower cubicle with shower mixer bar with adjustable shower attachment and overhead rainwater shower, white suite comprising low level WC, wash hand basin with hot and cold mixer tap. Shaver socket, two sets of double glazed windows, tiled flooring, heated chrome effect towel rail.

OUTSIDE

The garden is laid to lawn with concrete drive providing off road parking for two vehicles. Gate provides access between the property and garage to rear garden, outside water tap.

GARAGE

Up and Over door power and light and door leading to:

REAR GARDEN

Benefiting from a South aspect with patio adjoining the conservatory. Mainly laid to lawn with well stocked flower and shrub borders providing screening and privacy from neighbouring properties.

DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching Lymington Road, turn right and proceed until reaching Sea Road on the left and Chiltern Drive is the first turning left.

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.

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 D

EPC RATING

The EPC rating for this property is D63



GROUND FLOOR



ROSS NICHOLAS & COMPANY 01425 625500

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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