



Jacobs Cottage Becton Lane, Barton On Sea, Hampshire. BH25 7AB

Guide Price £525,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A detached three/four bedroom character cottage situated within equal distance of New Milton town centre and Barton on Sea cliff top. Features of the property include Sitting Room, Conservatory, Kitchen, Utility Room and ground floor Bedroom four/study, ground floor cloakroom, first floor en-suite shower room and bathroom. Gardens, garage, off road parking and potential to modernise. Sole Agents and End of Chain.



ENTRANCE HALL (29' 2" X 6' 1") OR (8.90M X 1.85M)

Accessed via multi-glazed front door with matching side screen and outside wall light. Flagstone flooring, beamed ceiling, two wall light points, central heating thermostat, double panelled radiator, multi-glazed window facing towards Becton Lane, under stairs storage cupboard, staircase to first floor landing, smoke detector, door provides access to:

SITTING ROOM (28' 1" X 11' 0") OR (8.57M X 3.35M)

Beamed ceiling, feature red brick fireplace with inset wood burning stove, bookshelf to one wall, attractive feature single glazed bay window overlooking the South facing garden with radiator beneath with independent thermostat. TV aerial connection point, power points, additional double panelled radiator, return door to hallway, multi-glazed door with side screens provides access to:

CONSERVATORY (14' 6" X 9' 11") OR (4.42M X 3.01M)

Part brick part timber framed under a pitched glazed roof with window openers, double opening doors providing access to garden, laminate flooring, wall light points, power points, electric heaters.

KITCHEN (13' 11" X 11' 11") OR (4.25M X 3.63M)

Smooth finished ceiling with LED downlight. Pine effect kitchen units with tiled work surfaces with Belfast style sink with wooden draining board and monobloc mixer tap above. Fitted Range style gas cooker comprising two ovens and grill with eight burner hob with filter hood above. Multi-glazed window overlooking garden aspect, Pine table and chairs, fitted dresser style unit to matching style of kitchen. Cupboard provides access to safety trip consumer unit and electric meter. Double panelled radiator, tiled flooring, stable door to front garden, additional glazed window facing street scene. Integrated fridge, tiled flooring, pelmet lighting above sink area and door provides access to:

UTILITY ROOM (6' 9" X 5' 1") OR (2.06M X 1.54M)

Space and plumbing for washing machine and dishwasher, space for upright fridge/freezer, multi-glazed window, wall mounted Worcester boiler with Drayton central heating programmer to one side.

GROUND FLOOR BEDROOM (14' 0" X 7' 9") OR (4.26M X 2.35M)

Bedroom 4 or Study. Pitched ceiling, ceiling light point, stained glass window facing rear garden aspect with additional multi-glazed window facing side garden aspect with door leading to path. Radiator, power points. Door leads to:

EN-SUITE CLOAKROOM

Low level WC with push button flush. Corner wash hand basin with hot and cold tap, multi-glazed opaque window with tiled flooring and door provides access to storage cupboard with power point and hanging rail. Wall light.

FIRST FLOOR LANDING (10' 3" X 6' 2") OR (3.12M X 1.88M)

Beamed ceiling, smoke detector, ceiling light, access to loft. Power point, door provides access to:

BEDROOM 1 (14' 4" X 10' 4") OR (4.37M X 3.16M)

Beamed ceiling, ceiling light point, power points, radiator with independent thermostat, multi-glazed window facing rear garden aspect. Range of louvred Pine fronted wardrobes, door provides access to:

EN SUITE SHOWER ROOM (10' 10" X 6' 8") OR (3.30M X 2.04M)

Wash hand basin with hot and cold tap, display shelf and mirror above, low level WC with push button flush. Sizeable shower cubicle with Mira mixer shower and adjustable shower attachment above. Fully tiled walls and flooring, multi-glazed window facing towards Becton Lane.

BEDROOM 2 (14' 0" X 12' 0") OR (4.27M X 3.66M)

Beamed ceiling, ceiling light, dual aspect room with multi-glazed windows to front and rear. Double panelled radiator, power points, range of Pine fronted wardrobes.

BEDROOM 3 (14' 1" X 9' 3") OR (4.28M X 2.83M)

Beamed ceiling, ceiling light point, multi-glazed window facing rear garden. Radiator beneath with independent thermostat, range of Pine fronted wardrobes, power points. Door provides access to airing cupboard with lagged hot water cylinder with fitted slatted shelving, ceiling light.

BATHROOM (7' 10" X 6' 9") OR (2.39M X 2.07M)

White suite comprising panelled enclosed bath with twin hand grips and mixer taps and shower attachment. Low level WC with push button flush, pedestal wash hand basin with display shelf above, ceiling light, opaque single glazed window, linen cupboard, Vinyl cushion flooring.

OUTSIDE

Tarmac drive provides off road parking for two vehicles and leads to an under cover carport ideal for trailer or bicycles. Further door provides access to GARAGE which benefits from light and power and is ideal for general storage. The property has gardens to three sides with a mixture of lawned areas, decked areas and is enclosed by a mixture of hedging, fencing and low brick walling.

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 turn right at the traffic lights into Station Road and proceed to the mini-roundabout at the junction with A337. Turn right and take the second turning left into Becton Lane.

TENURE

The resale tenure for this property is Freehold



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

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 F

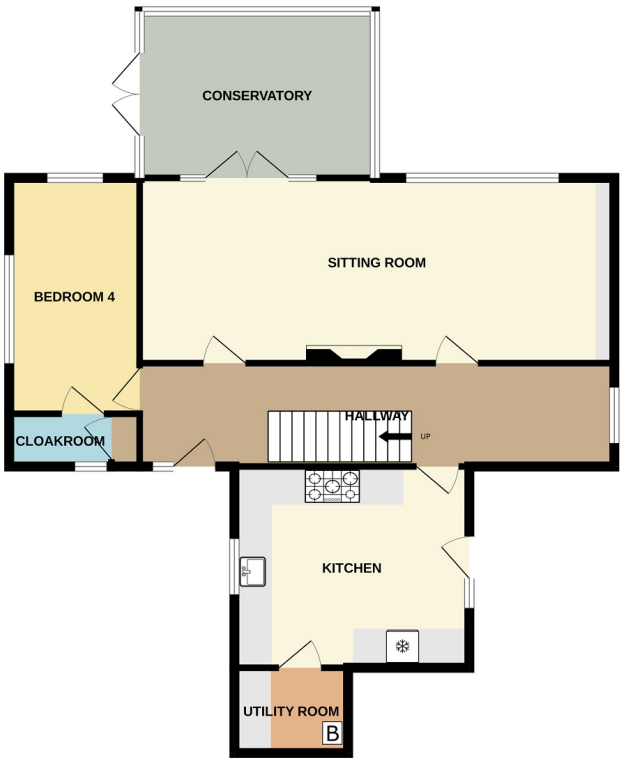
EPC RATING

The EPC rating for this property is B83



GROUND FLOOR
946 sq.ft. (87.9 sq.m.) approx.

1ST FLOOR
645 sq.ft. (59.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1591 sq.ft. (147.8 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.