



4 Hengistbury Road, Barton on Sea, Hampshire. BH25 7LU

£635,000



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





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A deceptively spacious five bedroom detached chalet residence situated within a level walk of Barton on Sea cliff top and enjoying a Southerly rear garden. Features of the property include large driveway, sitting room, kitchen/breakfast room, en-suite shower room, ground floor main bathroom, first floor shower room, walk-in wardrobes and garage.



ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screen. Staircase to first floor landing, recessed lighting, smoke detector, panelled radiator, power points, thermostatic control for central heating, under stairs storage cupboards.

SITTING ROOM (16' 8" X 10' 1") OR (5.08M X 3.08M)

Aspect to the rear elevation through double glazed sliding patio doors providing access onto rear garden. Additional aspects to the side through two obscure UPVC double glazed windows. Ceiling light, two panelled radiators, power points, TV aerial point, electric fire set into a surround.

KITCHEN/BREAKFAST ROOM (16' 8" X 10' 1") OR (5.08M X 3.07M)

Aspect to both side and rear elevations through UPVC double glazed windows. One and a half bowl single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along three walls with range of drawers and cupboards beneath. integrated dishwasher, fitted stainless steel electric double oven. Four ring induction hob with extractor fan over. Eye level storage cupboards. Recess for threequarter height fridge/freezer, part tiled wall surrounds, panelled radiator, stable style UPVC double glazed door providing access onto side elevation, cupboard housing electric meter.

BEDROOM 2 (6' 10" X 6' 10") OR (2.08M X 2.08M)

Currently used as a dining room with an aspect to the front elevation through UPVC double glazed window. Recessed lighting, panelled radiator, power points.

BEDROOM 1 (13' 1" X 10' 1") OR (4.00M X 3.07M)

Aspect to the front elevation through UPVC double glazed window. Recessed lighting. Single panelled radiator, power points, range of fitted wardrobes comprising three double and one single unit with hanging rails and shelving.

EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, recessed lighting, extractor fan, low level WC with concealed cistern. Wash hand basin with monobloc mixer tap, mirror with light over. Medicine cabinet. Shower cubicle with tiled surrounds, glazed shower door. Heated towel rail, tiled flooring.

BEDROOM 5 (10' 1" X 9' 10") OR (3.08M X 3.0M)

Currently used as an office. Aspect onto the side elevation through UPVC double glazed window. Recessed lighting, Panelled radiator, power points, fitted wardrobes comprising two double and one single. Office desks providing 2 seating areas with drawers and cupboards beneath and eye level storage cupboards over.

BATHROOM

Obscure UPVC double glazed window to side. Recessed lighting, panelled spa bath with monobloc mixer tap and shower attachment. Part tiled wall surrounds, low level WC with concealed cistern, wash hand basin with monobloc mixer tap, mirror, light and shaver point over, tiled flooring.

FIRST FLOOR LANDING

Double glazed windows to side elevations providing natural light. Large storage cupboard with shelving.

BEDROOM 3 (13' 5" X 13' 5") OR (4.09M X 4.09M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, two panelled radiators, power points, TV aerial point, walk-in wardrobe with recessed lighting, hanging rails and door providing access to eaves storage.

BEDROOM 4 (13' 5" X 10' 0") OR (4.09M X 3.04M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, panelled radiator, power points. Selection of base cupboards with work surface over, door providing access to eaves storage cupboard, large walk-in wardrobe with smooth finished ceiling, recessed wall lights, door providing access to eaves storage, hanging rails, cupboard housing Worcester Bosch gas fired boiler.

SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, recessed lighting, extractor fan, shower cubicle with glazed shower screens and thermostatically controlled shower unit. Low level WC with concealed cistern, wash hand basin with monobloc mixer tap, storage cupboards beneath extending along one wall providing additional storage and display shelf. Part tiled wall surrounds, large mirror and tiled flooring.

OUTSIDE

Designed for easy maintenance, enclosed behind both close board fencing and brick walling to the front boundary. A paved driveway provides off road parking for a number of cars and extending along the side elevation where there is a wooden double gate providing additional parking and access through to a large Car Port with outside light and two double external electric sockets.

GARAGE

Detached garage with power and light. Covered storage area and side personal door providing access to:

REAR GARDEN

Enjoying a South facing aspect and designed for easy maintenance with large paved patio area and a central shingled feature. Outside water tap and to the rear boundary there is a flower bed with a selection of shrubs and flowers. To the rear of the garage is a timber garden shed with lighting. Return access via a personal gate to the front 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 proceed down the road to the 'T' junction and turn right into Lymington Road then after a while turn left into Sea Road and then left into Hengistbury Road/

BUYERS NOTE

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

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.

COUNCIL TAX

The council tax for this property is band E

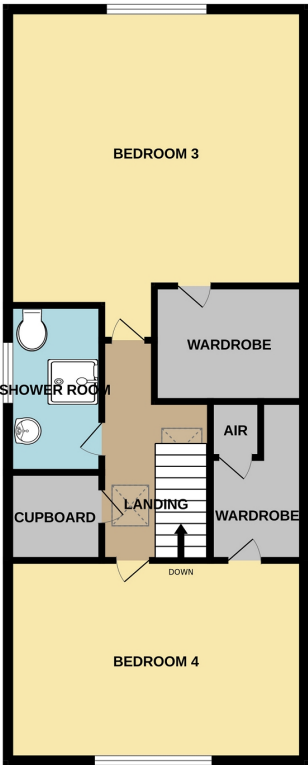
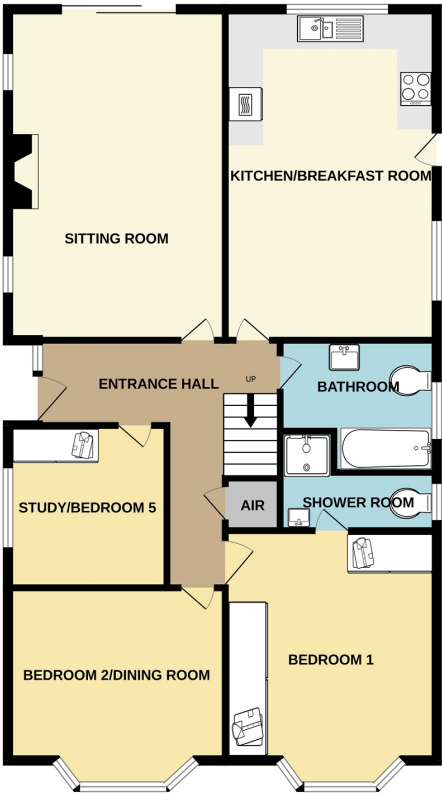
EPC RATING

The EPC rating for this property is D64



GROUND FLOOR
1065 sq.ft. (98.9 sq.m.) approx.

1ST FLOOR
733 sq.ft. (68.1 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS
TOTAL FLOOR AREA : 1797 sq.ft. (167.0 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.