



12 Farm Lane South, Barton On Sea, New Milton, Hampshire. BH25 7BR

£599,950



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





**12 Farm Lane South, Barton On Sea, New Milton,
Hampshire. BH25 7BR**

£599,950

A spacious detached two double bedroom bungalow situated in a premier road in Barton on Sea within short walk of Long Meadow and Barton Cliff Top. The property benefits from Sitting Room, Dining Room area, Kitchen, Utility Room, Bathroom, En-Suite Shower Room, Garage with off road parking for approximately five cars and attractive gardens.



ENTRANCE PORCH (6' 5" X 4' 2") OR (1.95M X 1.26M)

Outside wall light illuminates the front door entrance area with UPVC double glazed door with double glazed windows to either side providing access to the Entrance Porch. Ceiling light, quarry tiled flooring, power points, telephone point, double glazed window facing side aspect, multi-glazed door with matching side screens providing access to:

ENTRANCE HALL (10' 1" MAX X 9' 1") OR (3.07M MAX X 2.78M)

Ceiling light, double panelled radiator, wall mounted central heating thermostat with Potterton digital programmer beneath, double doors provide access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above, power point and multi-glazed door provides access to:

SITTING ROOM (13' 0" X 12' 11") OR (3.95M X 3.93M)

Ceiling light point, UPVC double glazed window facing front aspect, two double panelled radiators, one benefiting from independent thermostat, TV aerial connection point and room continues to provide access to:

DINING ROOM (10' 7" X 8' 10") OR (3.23M X 2.70M)

Double panelled radiator, power points, serving hatch through to kitchen. Double glazed door with matching double glazed windows to either side providing access and aspect over the rear garden.

KITCHEN (14' 4" X 10' 8" MAX) OR (4.38M X 3.24M MAX)

Recessed ceiling downlights, ceiling fan, comprehensive range of white fronted kitchen units with contrasting roll top work surfaces with one and a half bowl sink, single drainer and chrome effect mixer tap. Under unit lighting, tiled splash backs, glazed display cabinets, space and plumbing for slimline dishwasher. Additional space for under counter fridge, floor standing Hotpoint cooker with four ring hob, grill and oven with extractor above. Comprehensive range of storage drawers, space for upright fridge/freezer, radiator, louvre door provides access to the Potterton Kingfisher gas fired central heating boiler. UPVC double glazed window overlooking rear garden aspect with double glazed door providing access to patio and rear garden. Double opening doors provide access to pantry and broom cupboard.

BEDROOM 1 (14' 7" X 12' 0") OR (4.44M X 3.66M)

Ceiling light point, UPVC double glazed window facing rear garden aspect. Mirror fronted wardrobes which slide providing access to hanging rail and fitted shelf within. Double panelled radiator with independent thermostat, power points, opaque UPVC double glazed window facing side aspect. Corner wash hand basin with hot and cold taps with vanity unit beneath. Louvre door provides access to:

EN SUITE SHOWER ROOM (8' 6" X 2' 7") OR (2.60M X 0.80M)

Ceiling light point, ceiling extractor, opaque UPVC double glazed window facing side aspect, low level WC, wall mounted radiator, bi-fold door provides access to shower cubicle with electric Gainsborough 8.5 kw shower.

BEDROOM 2 (14' 5" X 12' 0") OR (4.39M X 3.67M)

Two ceiling light points, UPVC double glazed window overlooking front garden aspect. Double panelled radiator with independent thermostat, range of fitted wardrobes to one wall with matching bedside units, chest of drawers and free standing dressing table.

BATHROOM (6' 0" X 8' 8") OR (1.84M X 2.65M)

Ceiling light, two sets of opaque UPVC double glazed windows facing side aspect. Cream coloured suite comprising panelled enclosed bath with mixer taps and shower attachment with tiling to threequarter height above. Pull across shower curtain. Low level WC, bidet, wash hand basin, radiator with towel rail, separate independent radiator, shaver socket, Vinyl cushion flooring.

OUTSIDE

An extensive block paved drive provides parking for approximately five vehicles and in turn leads to the attached single garage.

GARAGE (17' 11" X 8' 8") OR (5.47M X 2.63M)

Accessed via up and over door and benefits from two ceiling strip lights, access to electric meter and safety trip consumer unit, access to gas meter, door provides access to:

UTILITY ROOM (8' 7" X 7' 1") OR (2.61M X 2.17M)

Access to loft with drop down hatch. Opaque UPVC double glazed window facing side aspect, space and plumbing for automatic washing machine and tumble dryer. Water supply and opaque UPVC double glazed door provides access to rear patio.

FRONT GARDEN

Low level dwarf walling to front boundary providing a level lawned garden with easy to maintain shrubs. The garden is enclosed by low level close boarded fencing to two sides, driveway and garden is illuminated by outside security floodlight.

REAR GARDEN

The rear garden benefits from a block paved patio adjoining the rear of the property providing a decent sized patio area and also a level walk from the kitchen and dining room doors leading to the Utility Room. Adjoining the rear of the property is an under cover verandah which runs the entire length of the bungalow. Outside wall light, outside water tap, outside tool shed. the garden is enclosed by close boarded fencing with a mixture of evergreen hedging. The garden is laid to level lawn which is beautifully kept with further hard standing and landscaping to the rear of the garden with shrub borders with gravel areas providing access to the Summer House and stepping stones provide access to a hidden corner garden ideal for wheelbarrows and garden storage.

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 take the second turning right into Barton Court Road, Proceed until reaching the traffic lights and cross over into Barton Court Avenue. Turn left on reaching Highlands Road then take the second turning right into Farm Lane South.

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 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.

EPC RATING

The EPC rating for this property will be confirmed shortly.

GROUND FLOOR
1227 sq.ft. (114.0 sq.m.) approx.



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TOTAL FLOOR AREA : 1227 sq.ft. (114.0 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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01425 625 500
sales@rossnicholas.co.uk

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.