



HAYWARD FOX



SANDCLIFFE, 7 SANDMARTIN CLOSE, BARTON ON SEA, NEW MILTON BH25 7NF



www.haywardfox.co.uk





GROUND FLOOR
APPROX. FLOOR
AREA 108.8 SQ.M.
(1172 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 91.4 SQ.M.
(983 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
TOTAL APPROX. FLOOR AREA 200.2 SQ.M. (2155 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
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For more information on this property or to arrange an accompanied viewing, please contact:

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PRICE: £749,950

An impressive, spacious three reception room/four double bedroom detached property, situated in a quiet enclave with sea views to the front aspect and detached double garage. An internal inspection is highly recommended.

Entrance porch, spacious entrance hallway, sitting room, separate dining room, third ground floor reception room, kitchen/breakfast room, separate utility room, ground floor .w.c., galleried first floor landing, four double bedrooms, two en suite shower rooms and main bathroom. Outside: Off road parking, double garage.

Appointments must be made via the Vendors Agents **Hayward Fox**

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ACCOMMODATION IN DETAIL: (all measurements are approximate)

UPVC double glazed front entrance door with matching side windows leads to:

ENTRANCE PORCH: Tiled flooring, wall light point, obscure wooden front door with matching side windows to:

SPACIOUS ENTRANCE HALLWAY: Two ceiling light points, large understairs storage cupboard, two radiators, door to:

SPACIOUS GROUND FLOOR W.C. Comprising low level w.c., wash hand basin with cupboards below and drawers to side, light and shaver point over, part tiled walls, tiled flooring, ceiling light point, radiator, obscure UPVC double glazed window to side aspect.

Glazed door from entrance hallway to:

SITTING ROOM: 20'3" x 12'11" (6.17m x 3.94m) A bright double aspect room with UPVC double glazed windows to front and side aspects, the front giving sea views. Attractive fitted electric fire with marble surround, hearth and mantel. Five wall light points, two radiators, double opening glazed doors and further glazed door from entrance hallway leading to:

SECOND GROUND FLOOR RECEPTION ROOM: 15'10" x 12'11" (4.83m x 3.94m) Ceiling light point, two wall light points, radiator, UPVC double glazed sliding patio doors to rear garden, further UPVC double glazed window to side.

Glazed door from entrance hall to:

SEPARATE DINING ROOM: 14'11" x 11'11" (4.55m x 3.63m) excluding bay window. Ceiling light point, radiator, UPVC double glazed bay window with sea views to front aspect.

Obscure glazed door from entrance hallway leading to:

KITCHEN/BREAKFAST ROOM: 13'11" x 11'10" (4.24m x 3.61m) Good range of work surface with inset bowl and a third single drainer sink unit, inset four ring gas hob with concealed extractor over, built in oven and microwave in tall housing with cupboards above and below, space and plumbing for dishwasher, space for up-right fridge/freezer, good range of base cupboards and drawers with further matching wall mounted units, tiled flooring, part tiled walls, inset ceiling downlighters, radiator, UPVC double glazed window overlooking rear garden. Glazed door to:

GOOD SIZED UTILITY ROOM: Work surface with inset single bowl single drainer sink unit, space and plumbing for washing machine, space for tumble drier, cupboards below and further range of work surface with cupboards above and below. Radiator, part tiled walls, wall mounted Gloworm gas fired central heating boiler, radiator, ceiling light point, UPVC double glazed window to rear aspect and further UPVC double glazed door to side.

Stairs from entrance hallway leading to:

GALLERIED FIRST FLOOR LANDING: Hatch to loft space, built in airing cupboard housing Megaflo hot water cylinder with slatted shelving to side, further eaves storage, two radiators, two ceiling light points, UPVC double glazed window to rear aspect, door to:

BEDROOM ONE: 13'6" x 12'11" (4.11m x 3.94m) excluding large recess. Excellent range of built in bedroom furniture including

wardrobes, chest of drawers and corner dressing table. Ceiling light point, two wall light points, two radiators, UPVC double glazed windows to front aspect with sea views. Door to:

EN SUITE SHOWER ROOM: Comprising large fully tiled shower cubicle with Grohe shower unit, low level dual flush w.c., wash hand basin with cupboards above and to side, light and mirror, ladder style heated towel rail, fully tiled walls, inset ceiling downlighters, extractor fan, obscure UPVC double glazed window to side aspect.

BEDROOM TWO: 11'11" x 11'10" (3.63m x 3.61m) Range of built in wardrobes, dressing table and chest of drawers, ceiling light point, two wall light points, radiator, UPVC double glazed window to front aspect with sea views. Door to:

EN SUITE SHOWER ROOM: Comprising fully tiled shower, low level w.c., wash hand basin with cupboards below, light and shaver point over, fully tiled walls, ceiling light point, extractor fan, obscure UPVC double glazed window to side aspect.

BEDROOM THREE: 12'9" x 10'6" (3.89m x 3.2m) Built in wardrobes, radiator, ceiling light point, two wall light points, UPVC double glazed window to rear aspect.

BEDROOM FOUR/STUDY: 11'11" x 10' (3.63m x 3.05m) Ceiling light point, radiator, UPVC double glazed window to front aspect.

FAMILY BATHROOM: Comprising panelled bath with mixer taps and shower attachment over, pedestal wash hand basin, low level w.c., fully tiled walls, radiator, ceiling light point, extractor fan, obscure UPVC double glazed window to rear aspect.

OUTSIDE:

The property is approached via block pavior driveway. The front garden is mainly laid to shaped level lawn with area of shingle with shrubs and hedging and low level brick walling to the front boundary. Block pavior driveway continues alongside the property, through double opening wrought iron gates providing further area of parking and in turn leading to:

DETACHED DOUBLE GARAGE: 19'5" x 9'1" (5.92m x 5.82m) Two electronically operated up and over doors, pitched roof providing excellent storage, power and lighting, UPVC double glazed window to rear and door to side, providing access to the rear garden.

THE REAR GARDEN consists of an area of paved patio immediately abutting the second reception room, leading onto an area of shaped level lawn with inset feature pond, all being well enclosed by fencing and mature hedging. Hardstanding for summerhouse, outside tap and further side access gate.

COUNCIL TAX: G
EPC RATING: D

DIRECTIONAL NOTE: From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road, continue, taking the second turning right into Barton Court Road. At the traffic lights continue straight ahead into Barton Court Avenue, continue to the end of the road, turning right into Marine Drive. Take the second turning right into Sandmartin Close, where the property can be found directly ahead of you and is numbered.

REF NO: BMN3918

The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.