



54 Keyworth Avenue, Barton On Sea, Hampshire. BH25 7HZ

£650,000



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





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A well presented spacious four bedroom chalet residence conveniently located between both local shopping Parade and Barton on Sea Cliff top. Features of the property include Entrance Hall, Sitting Room, Dining Room, Two Ground Floor Bedrooms, Shower Room, Kitchen/Breakfast Room, Two Further Bedrooms to first floor with Bathroom, off road Parking, Integral Garage, private Gardens.



ENTRANCE

Recessed Entrance with ceiling light, composite front door providing access to:

ENTRANCE HALL

Staircase to first floor landing, smooth finished ceiling, two ceiling light points, double panelled radiator, cupboard housing gas meter and under stairs storage cupboards. Tiled flooring.

SITTING ROOM (15' 0" X 14' 11") OR (4.56M X 4.55M)

Aspect to both front and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, double panelled radiator, power points, Oak flooring, open fireplace with tiled surround, hearth and mantel. Power points, TV aerial point.

DINING ROOM (10' 10" X 9' 11") OR (3.31M X 3.03M)

Aspect to the rear elevation through two UPVC double glazed windows with central French doors providing both views and access to rear garden. Smooth finished ceiling, ceiling light point, double panelled radiator, power points.

KITCHEN/BREAKFAST ROOM (14' 1" X 12' 6") OR (4.28M X 3.80M)

Aspect to the rear and side elevations through UPVC double glazed windows and personal door providing access onto side elevation. Smooth finished ceiling, recessed lighting, single bowl single drainer ceramic sink unit with monobloc mixer tap set into a Silestone Quartz work surface extending along two walls with a range of solid oak base drawers and cupboards beneath. Fitted washing machine, under counter fridge and electric cooker with hob. Feature wooden dresser with display shelving and cupboards and drawers beneath. Double panelled radiator, central breakfast bar/island with storage cupboards and seating for three. Large double storage cupboard with broom cupboard to side and tile flooring. Cupboard housing Consumer unit, additional larder style cupboard with shelving and storage over. Part tiled wall surrounds.

BEDROOM 1 (20' 4" X 9' 10" MAX) OR (6.20M X 3.00M MAX)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator. Oak flooring, door provides access to Garage.

BEDROOM 2 (14' 2" X 10' 6") OR (4.33M X 3.20M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points.

SHOWER ROOM (8' 5" X 5' 7") OR (2.57M X 1.71M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light, low level WC, wash hand basin with monobloc mixer tap set into an ornate unit with storage beneath. Double shower cubicle with thermostatically controlled shower unit, sliding shower screen, tiled flooring, panelled radiator.

FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light.

BEDROOM 3 (17' 7" X 12' 3") OR (5.37M X 3.73M)

Aspect to both front and rear elevations through triple glazed Velux windows. Double panelled radiator, power points, eaves storage cupboards, fitted wardrobes comprising one double and two single units, smooth finished ceiling, ceiling light.

BEDROOM 4 (17' 7" X 11' 1" MAX) OR (5.35M X 3.37M MAX)

Two triple glazed Velux windows to front and rear elevations. Smooth finished ceiling, ceiling light, double panelled radiator, eaves storage cupboard, one double and two single wardrobe units.

BATHROOM (6' 6" X 5' 9") OR (1.99M X 1.74M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, Panelled bath unit with monobloc mixer and Mira thermostatically controlled shower and glazed shower screen. Wash hand basin with monobloc mixer tap set into an ornate unit with storage beneath. Low level WC, tiled flooring, part tiled wall surrounds, panelled radiator.

OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with paved pathway leading to front door there is a small shrub and flower bed and a brick paved driveway provides off road parking for approximately two cars and access to:

INTEGRAL GARAGE

Up and over door, power and light. Gas fired Vailant boiler, full height freezer and tumble dryer, water tap.

REAR GARDEN

Adjoining the rear of the property is a large paved patio area with the remainder of the garden being laid to lawn and enclosed behind close board fencing and hedging to provide seclusion. There is a large plastic shed with double opening doors and additional plastic storage box to rear. The rear boundary is enclosed behind picket fencing to create a vegetable plot where there is compost, greenhouse and two additional storage boxes. To the centre of the lawn there is a patio area with large table.

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 proceed along Old Milton Road to the end turning right in to Old Milton Green and first left in to Southern Lane. Continue along the round which in turn leads to Keyworth Avenue and the property is located on the left.



BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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

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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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

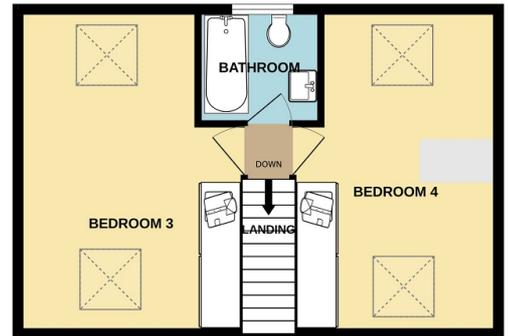
The council tax for this property is band E



GROUND FLOOR
1226 sq.ft. (113.9 sq.m.) approx.



1ST FLOOR
457 sq.ft. (42.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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.