



50 The Martells, Barton On Sea, New Milton, Hampshire. BH25 7BG

£2,100 Monthly



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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**50 The Martells, Barton On Sea, New Milton,
Hampshire. BH25 7BG**

£2,100 Monthly

**A detached unfurnished four bedroom three reception room
property to rent. Situated in a lovely location within walking
distance of Barton on Sea cliff top. Available from 20th
December 2026.**



ENTRANCE PORCH

Accessed via double glazed door, UPVC double glazed windows facing front and side aspects, attractive tiled flooring, fitted shelving, vaulted ceiling, power point, multi-glazed door provides access to:

ENTRANCE HALL

Coving to ceiling, two ceiling light points, attractive Oak strip flooring, radiator, power point, telephone point, Smoke detector, staircase to first floor landing and multi-glazed door provides access to:

LOUNGE/DINER (26' 2" x 11' 11") or (7.98m x 3.62m)

Coving to ceiling, two ceiling light points, UPVC double glazed window facing front aspect with double opening French doors with matching side screens and window openers providing access to patio and rear garden. Two radiators, power points, Adam style fireplace surround, TV aerial connection point, central heating thermostat, door provides access to:

FAMILY ROOM (13' 11" x 9' 11") or (4.23m x 3.01m)

Coving to ceiling, three wall light points, dual aspect room with UPVC double glazed windows facing front and rear aspects, radiator, power points.

KITCHEN (11' 10" x 9' 11") or (3.60m x 3.03m)

Numerous ceiling downlights, carbon monoxide smoke detector range of eye level and floor mounted Oak fronted kitchen units with under pelmet lighting to most units. Attractive roll top work surfaces, tiled splash backs, glazed display cabinets, numerous storage drawers, wall mounted digital central heating programmer, numerous power points, continuation of Oak strip flooring, space for automatic dishwasher, fitted Echo electric cooker with grill and oven beneath with ceramic hob on top with filter hood above and opening provides access to:

UTILITY AREA (13' 8" x 9' 8") or (4.17m x 2.95m)

Smooth finished ceiling, two ceiling light points, additional ceiling downlight illuminating the sink area with enamel sink and monobloc mixer tap with storage cupboard beneath, space to one side for upright fridge/freezer, further dual bowl sink unit with monobloc mixer tap with range of work tops surrounding. Range of fitted storage cupboards, continuation of Oak strip flooring, two sets of double glazed windows facing rear aspect with additional double glazed window and door providing access to patio and rear garden. Two double panelled radiators, tiled splash backs, double opening doors provide access to:

BREAKFAST ROOM (14' 2" x 7' 6") or (4.32m x 2.28m)

Large square roof light, smooth finished ceiling, three wall light points, double opening doors provide access to garden with matching double glazed windows with window openers to either side. Radiator, power points, TV and telephone point and door provides access to:

GARAGE (27' 6" x 7' 10") or (8.38m x 2.39m)

The garage is longer than average with four ceiling light points. Glow Worm central heating boiler. Range of fitted shelves and storage cupboards, access to electric and gas meters and safety trip consumer unit. Up and over door provides access to front driveway. Power point.

CLOAKROOM (6' 7" x 2' 10") or (2.01m x 0.86m)

Ceiling light point, radiator, low level WC, wall mounted wash hand basin with tiled splash back, continuation of Oak strip flooring, wall mounted extractor.

STUDY (9' 4" x 7' 1") or (2.85m x 2.16m)

Ceiling light point, UPVC double glazed window facing front aspect, radiator, power points, telephone point, door to understairs storage cupboard.

FIRST FLOOR LANDING (11' 11" x 6' 1") or (3.63m x 1.85m)

Staircase splits two ways and provides access to main landing with loft hatch and smoke detector. Radiator, ceiling light point, door provides access to:

BEDROOM 1 (13' 3" x 11' 11") or (4.03m x 3.62m)

Ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator beneath, power points, TV aerial point, two wall light points, built-in storage cupboard with storage and hanging rail within, built-in double opening wardrobe with hanging rail and shelf above and door provides access to:

BEDROOM 3 (11' 11" x 9' 5") or (3.62m x 2.87m)

Ceiling light point, UPVC double glazed window facing front aspect, radiator beneath, power points.



EN-SUITE CLOAKROOM (7' 10" x 4' 3") or (2.40m x 1.30m)

Ceiling light point, opaque UPVC double glazed window facing rear aspect, low level WC, wash hand basin with vanity unit beneath and display surface to one side creating a dressing table with fitted shelves above, mirrors to two sides and glazed display shelf. Bathroom fittings.

BEDROOM 2 (12' 8" x 11' 11") or (3.87m x 3.64m)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath. Built-in storage wardrobe and door provides access to large storage loft which is fully boarded with light and carpeted.

BATHROOM (9' 4" x 8' 8") or (2.84m x 2.63m)

Ceiling light point, ceiling extractor. UPVC double glazed window facing rear aspect. Low level WC, panelled enclosed bath with hot and cold tap, pedestal wash hand basin with hot and cold tap. Tiled splash backs above with foldaway mirror and wall mounted mirror above. Heated radiator with towel rail and mirror above. Corner shower cubicle with glazed doors providing access to Mira electric shower unit, door provides access to airing cupboard with lagged hot water cylinder with immersion heater and slatted shelving above.

LANDING (9' 11" x 7' 9") or (3.03m x 2.35m)

Double glazed window overlooking rear garden aspect, radiator, power points, telephone point, ceiling light point. Door leads to:

BEDROOM 4 (12' 5" x 7' 9") or (3.78m x 2.35m)

Smooth finished ceiling, UPVC double glazed window facing front aspect, radiator beneath, power points, eaves storage recess.

OUTSIDE

Attractive block paved drive provides off road parking and in turn leads to the garage, gate leads to:

REAR GARDEN

Large patio area to one side of the property which also houses the garden storage shed. The remainder of the garden is laid to lawn enclosed by panelled fencing, the garden is well screened from any neighbouring properties and benefits from outside lighting and water tap.

VIEWING ARRANGEMENTS

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 into Station Road and proceed until reaching the roundabout turning right into Lymington Road then second left into Becton Lane continuing for approximately quarter of a mile and The Martells will be found on the right hand side.

DEPOSIT - DPS

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme. Complaints Procedure - Ross Nicholas & Company is a member of The Property Ombudsman.

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.



GROUND FLOOR
1303 sq.ft. (121.0 sq.m.) approx.



1ST FLOOR
947 sq.ft. (88.0 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 2250 sq.ft. (209.0 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.