



2 Wendover Close, Barton On Sea, Hampshire. BH25 7LX

£409,950



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





2 Wendover Close, Barton On Sea, Hampshire. BH25 7LX

£409,950

A two double bedroom detached bungalow requiring modernisation and located in a quiet cul-de-sac location. Features of the property include Entrance Porch, Entrance Hall, Sitting/Dining Room, Kitchen, Bathroom, Separate WC, driveway, Garage and Gardens. Sole Agents, Vacant possession.



ENTRANCE PORCH

Accessed via UPVC sliding patio door, smooth finished ceiling, ceiling light, tiled flooring, obscure glazed door with matching side screen provides access to:

ENTRANCE HALL

Panelled radiator, programmer and time clock for central heating, cupboard housing electric consumer unit and storage over. Double opening cupboard with Baxi gas fired boiler, panelled radiator, slatted shelving and storage cupboards over, ceiling light, hatch to loft area.

SITTING ROOM/DINING ROOM (21' 11" X 14' 11" MAX) OR (6.68M X 4.54M MAX)

Large UPVC picture double glazed window to front elevation. Two ceiling light points, power points, open fireplace with tiled surround, hearth and mantel. Wall light points, power points. Door leading to:

KITCHEN (10' 7" X 9' 3") OR (3.22M X 2.83M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, one and a half bowl one and half bowl stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for washing machine and under counter fridge and freezer. Additional work surface with recess for electric cooker.

BEDROOM 1 (12' 0" X 11' 7") OR (3.67M X 3.54M)

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

BEDROOM 2 (11' 11" X 9' 11") OR (3.64M X 3.01M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed double opening wardrobe with hanging rail and storage cupboard over.

BATHROOM (16' 1" X 5' 5") OR (4.89M X 1.64M)

Obscure double glazed window to side, ceiling light. Panelled bath unit with monobloc mixer tap and shower attachment, pedestal wash hand basin, panelled radiator.

SEPARATE WC (5' 11" X 2' 7") OR (1.80M X 0.80M)

Obscure UPVC double glazed window to side, ceiling light, low level w.c.

OUTSIDE

To the front elevation the garden is mostly laid to lawn with driveway providing off road parking for a number of vehicles and access to:

GARAGE

Up and over door, power and light. To the rear of the garage there is a Gardeners WC.

REAR GARDEN

Enclosed behind both close board fencing, hedging and railing. There is a small paved area adjoining the rear of the property and the garden does need landscaping and enjoys a South/Westerly aspect.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

Proceed down Old Milton Road and on reaching Old Milton Green cross over into Southern Lane take the second turning right into Chiltern Drive then second right into Wendover Close.

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

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 to Lifetime Legal.

COUNCIL TAX

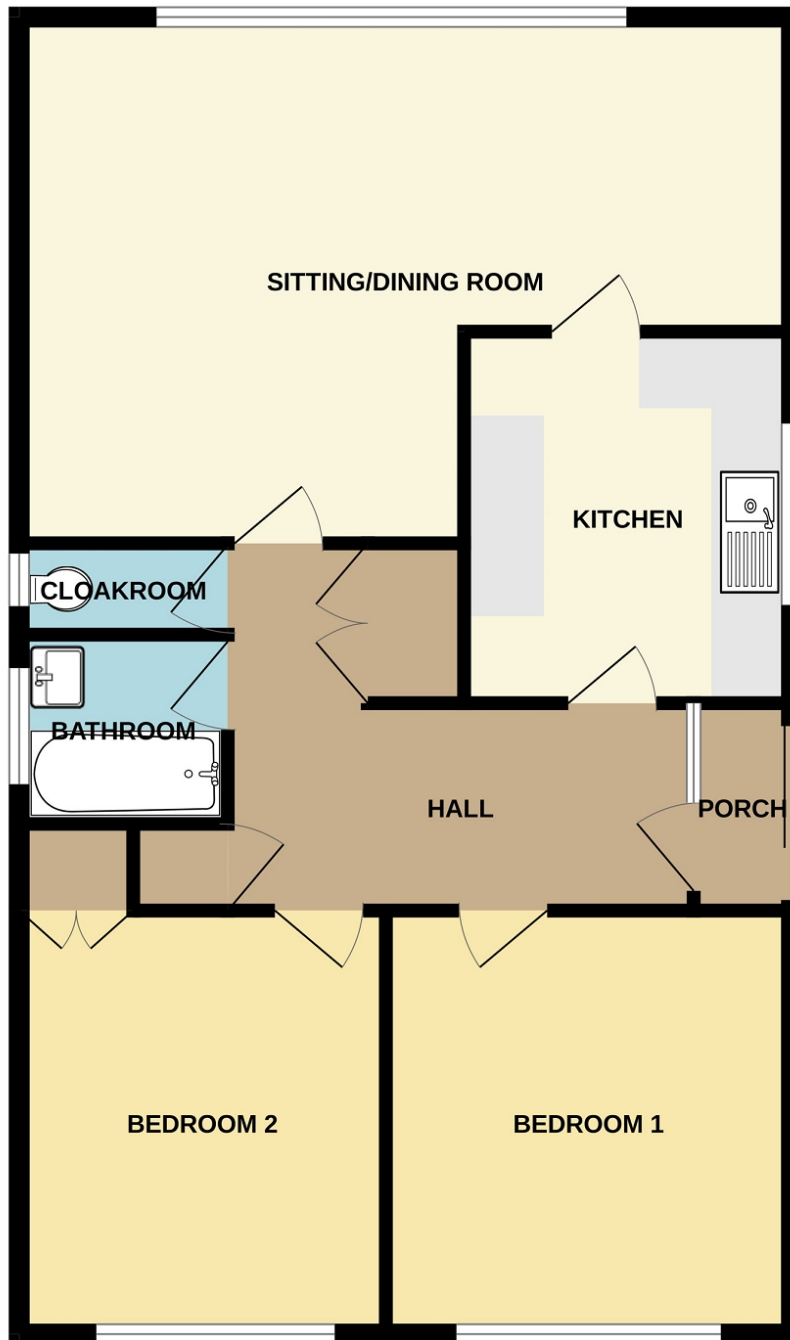
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D64



GROUND FLOOR
815 sq.ft. (75.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 815 sq.ft. (75.7 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
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.