



58 Barton Lane, Barton On Sea, New Milton, Hampshire. BH25 7PW

Offers In Excess Of £650,000



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





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A beautifully presented four bedroom detached house located within a level walk of Barton on Sea cliff top. Features of the property include Entrance Porch, Entrance Hall, Sitting Room with wood burner and open way through to separate Dining Room leading to Kitchen. Ground Floor Bedroom 4/Family Room, Shower Room, Cloakroom, Bathroom, attached Office/Workshop, private larger than average Gardens, off road parking, Sole Agents.



ENTRANCE PORCH

Accessed via a composite front door, smooth finished ceiling, wall lights, tiled flooring. UPVC double glazed window providing aspect onto front, door leading to:

ENTRANCE HALL

Staircase to first floor landing. Smooth finished ceiling, recessed lighting, panelled radiator, under stairs storage cupboard with light.



CLOAKROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, panelled walls, low level WC, wash hand basin with monobloc mixer tap and tiled flooring

SITTING ROOM (23' 0" X 11' 9") OR (7.02M X 3.59M)

Smooth finished ceiling, two ceiling light points, aspect onto side elevation through UPVC double glazed window, feature wood burner with tiled hearth and large Oak mantel. Feature recessed storage and display units to either side. Connections for wall hung television, power points, double panelled radiator, open way through to:

DINING ROOM (20' 6" X 8' 7") OR (6.26M X 2.62M)

Feature bi-fold doors providing both views and access onto rear garden and additional natural light from skylight. Panelled radiators, power points, wall light points, smooth finished ceiling, recessed lighting, open way through to:

KITCHEN (19' 6" X 9' 1") OR (5.94M X 2.77M)

Aspect onto the side elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting. One and a half bowl single drainer sink unit with monobloc mixer tap set into a wood surface extending along one wall with range of storage cupboards beneath. Recess for washing machine, integrated dishwasher, recess for American style fridge/freezer with pull-out larder to side and additional large storage cupboards. Recess for Rangemaster gas cooker with glass splash back and Rangemaster stainless steel extractor fan over. Additional wood work surfaces with base drawers and cupboards beneath. Power points. Eye level storage cupboards, double panelled radiator. Cupboard housing Glow Worm gas fired boiler.



BEDROOM 4/FAMILY ROOM (12' 0" X 11' 9") OR (3.65M X 3.59M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, power points, double panelled radiator. Feature cosmetic fireplace with wrought iron and tiled surround and ornate mantel.

SHOWER ROOM

Ground floor shower room with UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, fully tiled wall surrounds, large walk-in shower cubicle with rain effect shower head and hand held shower attachment. Low level WC, heated towel rail, large wash hand basin with monobloc mixer tap and storage beneath, tiled flooring.



OFFICE/WORKSHOP (14' 11" X 6' 7") OR (4.54M X 2.0M)

Accessed via the Dining Room through UPVC double glazed doors. Power and light. UPVC double glazed doors providing access to both front and rear elevations.

LANDING

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, Recessed lighting, hatch to loft area with pull down ladder.



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

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, recessed wrought iron fireplace with surround. Single storage unit with shelving.

BEDROOM 2 (12' 0" X 12' 0") OR (3.66M X 3.66M)

Aspect to the front elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, panelled radiator, power points. Two large double wardrobe units with hanging rails and shelving.



BATHROOM

Obscure UPVC double glazed window to front, smooth finished ceiling, recessed lighting, fully tiled wall surrounds, deep fill panelled bath unit, monobloc mixer tap and hand held shower attachment. Glazed shower screen, tiled flooring, wash hand basin with monobloc mixer tap, storage cupboards beneath and large mirror over.

SEPARATE WC

Obscure UPVC double glazed window to side. smooth finished ceiling, ceiling light, low level WC, part panelled walling and tiled flooring.

OUTSIDE

The front garden is designed for easy maintenance having a shingled driveway providing off road parking for 2 - 3 cars. There is a Flint covered flower bed with a selection of shrubs and the garden is enclosed behind close board fencing. External lighting and shingled pathway providing access along the side elevation where there are private double opening gates leading to side elevation where there is a covered log store with shelving.

REAR GARDEN

Large composite decking area extending from the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds providing seclusion. The garden is bounded behind close board fencing and located on the rear boundary there is a large shed with double opening doors under a pitched roof construction. To the side of the shed is a concealed area which houses the greenhouse and large metal garden store.



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 proceed down the road until reaching the junction with A337 then turn right and proceed until reaching Sea Road on the left. Turn into Sea Road and take the third turning right into Barton Lane.

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 £45 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

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.



TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for thi:

GROUND FLOOR
1047 sq.ft. (97.3 sq.m.) approx.

1ST FLOOR
469 sq.ft. (43.6 sq.m.) approx.

EPC RATING

The EPC rating for thi



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1516 sq.ft. (140.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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 fixtures shown have not been tested and no guarantee as to their operating or efficiency can be given.

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