



**29 Maple Close, Barton On Sea, New Milton, Hampshire. BH25 7AR**

**£349,500**



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





## 29 Maple Close, Barton On Sea, New Milton, BH25 7AR

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A very well presented three bedroom end terrace property situated within easy walking distance of Barton on Sea cliff top. The property has been beautifully extended to make a spacious Kitchen/Family room overlooking the rear garden. Garage in nearby block.



## ENTRANCE HALL (5' 8" X 4' 11") OR (1.73M X 1.49M)

Accessed via UPVC double glazed door with outside wall light. Coved and smooth finished ceiling, ceiling light point, staircase to first floor landing, Vinyl effect wood effect flooring, power point, door provides access to electric meter, safety trip consumer unit and also the Photovoltaic meter, fitted shelving within cupboard, door provides access to:

## SITTING ROOM (16' 0" X 13' 5") OR (4.87M X 4.09M)

Coving to ceiling, ceiling light point, large UPVC double glazed window overlooking front garden aspect also overlooking the communal gardens. Modern style radiator, under stair recess, attractive Limestone surround fireplace with 'living flame fire' power points, TV aerial connection point and square opening provides access to:



## KITCHEN/LIVING AREA (18' 3" X 16' 0") OR (5.55M X 4.87M)

Benefiting from a later extension creating a fantastic open space with bi-fold doors flanking the end wall providing elevated views over the garden with views beyond towards the South with glimpses over the Common towards the sea. Five wall/ceiling light points, radiator, numerous power points, main sitting area off the kitchen benefits from a tiled floor with additional power points and cupboards which flank the end wall which creates a broom storage cupboard and coats cupboard also a utility cupboard which benefits from plumbing and power for washing machine and tumble dryer with additional fitted shelving above. The main kitchen area is set up in an 'L' shaped format with gloss fronted kitchen units with laminated roll top work surfaces with one and a half bowl stainless steel sink unit with single drainer and swan necked mixer tap. Under unit lighting, tiled splash backs, floor standing gas cooker with grill and oven beneath. Integrated fridge and freezer, attractive island unit with additional drawers and storage cupboards within also a pull-out power block. Tiled flooring continues, kitchen benefits from a comprehensive range of eye level and floor mounted storage cupboards. Dining area to one side, door to pantry cupboard allowing space for microwave with fitted shelving within.



## FIRST FLOOR LANDING (8' 10" X 5' 10") OR (2.69M X 1.77M)

Coving to ceiling, ceiling light point, smoke detector, access to loft with pull down loft ladder. Power point and door provides access to boiler cupboard housing a modern Vaillant combination gas fired central heating boiler which we believe was replaced within the last 6/7 years with slatted shelving below. Door provides access to:

## BEDROOM 1 (12' 7" X 8' 7") OR (3.84M X 2.62M)

Coving to ceiling, ceiling light, UPVC double glazed window overlooking rear aspect with views over communal grounds and towards the Common. Double panelled radiator, power points, double opening wardrobe.



## BEDROOM 2 (10' 6" X 9' 9") OR (3.21M X 2.98M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath, power points, double opening wardrobe.

## BEDROOM 3 (8' 7" X 7' 1") OR (2.61M X 2.15M)

Ceiling light, UPVC double glazed window facing rear. Double panelled radiator with independent thermostat, power points, bi-fold door provides access to storage cupboard.



## SHOWER ROOM (7' 7" X 5' 6") OR (2.32M X 1.68M)

Numerous ceiling downlights, double glazed window facing front aspect. Modern fitted suite comprising circular wash hand basin with pop-up waste with free standing monobloc mixer tap with vanity unit beneath. Low level WC with concealed cistern with push button flush with storage cupboard to one side with display surface to one side with display surface above with large mirror. Step into large shower cubicle with glazed shower screen with thermostatic shower mixer with adjustable shower attachment. Bathroom is tiled to full height and benefits from a fully tiled floor. Heated chrome effect towel rail.



## OUTSIDE

The front garden has paving slabs providing access to the front entrance with a shrub border with gravel and slate chippings and area of wood decking creating an easy to manage garden. Adjacent to the property is off road parking and also parking bay recesses plus there is visitor parking located behind the property if required.

## GARAGE IN BLOCK

Garage situated in nearby block which can be seen from the upper windows providing the option to park in front of your garage or store your car within. The garage are built of brick construction under a flat felted roof.

## REAR GARDEN

Attractive South facing enclosed walled garden with gate providing access to Maple Close. The garden has been landscaped to attractive paving with raised shrub borders with a mixture of slate chippings and gravelled areas. Plastic storage shed to rear boundary.

## 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 turn right at the traffic lights into Station Road and proceed down to the mini-roundabout turning right then second left into Becton Lane. Continue down the Lane until reaching The Fairway on the left which leads into Maple Close.

## EPC RATING

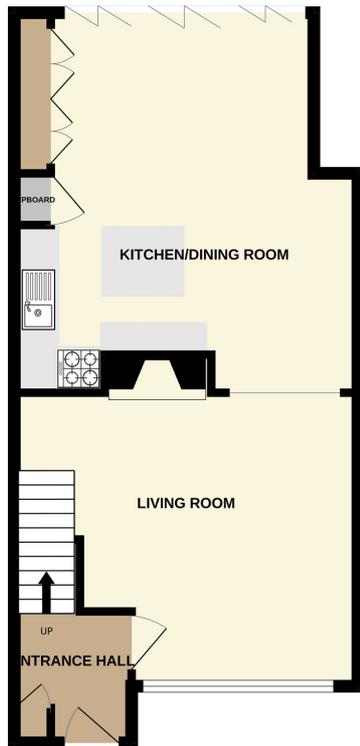
The EPC rating for this property will be confirmed shortly.

## PLEASE NOTE

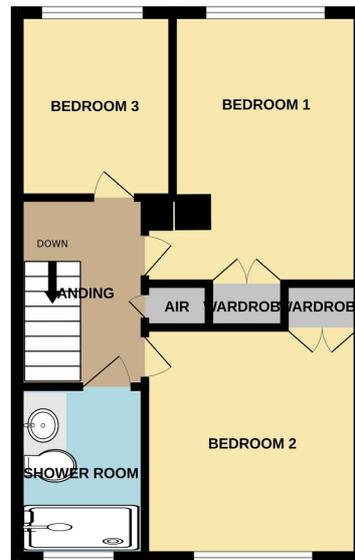
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GROUND FLOOR  
487 sq.ft. (45.2 sq.m.) approx.



1ST FLOOR  
395 sq.ft. (36.7 sq.m.) approx.



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TOTAL FLOOR AREA : 882 sq.ft. (81.9 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.