



14 Grove Road, Barton On Sea, New Milton, Hampshire. BH25 7DJ

£549,950



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





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An attractive three bedroom detached bungalow offered with no onward chain situated in a highly sought after location just one road away from the Barton on Sea Cliff top and enjoying a South facing rear garden. The bungalow benefits from a block paved driveway providing ample off road parking and garage.



ENTRANCE HALL (18' 10" X 4' 7") OR (5.73M X 1.40M)

Accessed via a composite double glazed front door. Coved ceiling, two ceiling light points, modern radiator with independent thermostat, alarm system, power points, sun tube flooding the hall with natural light. Two sets of double opening doors provide access to airing cupboard with slatted shelving and also providing access to factory lagged hot water cylinder with fitted immersion heater. Access to loft with pull down ladder, deep storage cupboard with light and multi-glazed door provides access to:



SITTING ROOM (14' 8" X 13' 8") OR (4.48M X 4.17M)

Coving to ceiling, UPVC double glazed door with matching side screens with window openers overlooking the patio and South facing rear garden. power points, TV aerial point, feature Purbeck stone fireplace surround with coal effect gas fire with TV display plinth to one side and Sky Box recess beneath. Double panelled radiator with independent thermostat.



KITCHEN/DINER (25' 9" X 9' 10" MAX) OR (7.85M X 3.00M MAX)

Coving to ceiling, ceiling strip light, UPVC double glazed window overlooking front garden aspect. Comprehensive range of eye level and floor mounted wood grain effect in white kitchen units with laminated roll top work surfaces with tiled splash backs including a Bosch four ring gas hob. Hotpoint filter hood above. One and a half bowl stainless steel sink unit with swan necked mixer tap with single drainer, space and plumbing for washing machine, space for upright fridge/freezer, integrated eye level Hotpoint double oven with grill which is fan assisted with storage cupboards above and beneath. Cutlery drawer, pan drawers, wall mounted Worcester gas fired central heating boiler, telephone point, room continues to provide access to:

DINING AREA

Coving to ceiling, ceiling light point with dresser style unit to one wall comprising of two cupboards and nest of three drawers, double panelled radiator with independent thermostat, power point and room continues to:

SUN ROOM

Triple aspect room with double glazed windows facing East, South and West with sliding patio doors providing access to patio and garden, wall mounted radiator, power points.

BEDROOM 1 (14' 6" X 10' 11") OR (4.43M X 3.33M)

Coving to ceiling, ceiling light point, double glazed windows to two sides with double glazed window facing rear aspect and frosted glazed window to side. Triple opening recessed wardrobe with a mixture of shelving and hanging within. Double panelled radiator with independent thermostat and door provides access to:



EN-SUITE CLOAKROOM (5' 0" X 3' 8") OR (1.53M X 1.13M)

Coving to ceiling, ceiling light point, opaque UPVC double glazed window facing side aspect, low level WC, pedestal wash hand basin with hot and cold taps. Radiator with independent thermostat, wall mounted mirror with strip light and shaver socket above.

BEDROOM 2 (11' 4" X 10' 6") OR (3.46M X 3.19M)

Coving to ceiling, ceiling light point. Two sets of double glazed windows facing front and side aspects, built-in wardrobe to one corner. Radiator with independent thermostat.

BEDROOM 3 (8' 2" X 6' 5") OR (2.50M X 1.96M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat. Power points.

DINING ROOM (13' 7" X 11' 4") OR (4.15M X 3.45M)

Coving to ceiling, ceiling light point. Dual aspect room with windows overlooking a North/Easterly aspect over front garden and drive. Modern double panelled radiator with independent thermostat. Power points, range of fitted wall units.

BATHROOM (10' 5" X 4' 4" MAX) OR (3.17M X 1.31M MAX)

Coving to ceiling, ceiling light point. Opaque double glazed window facing side aspect. Cream coloured suite comprising panelled enclosed bath with twin hand grips and mixer taps, low level WC, pedestal wash hand basin with mirror, strip light and shaver point above. Corner shower cubicle with electric Bristan Shower unit with adjustable shower attachment. Wall mounted corner medicine cabinet, tiling to half height and full height in shower cubicle. Wall mounted bar heater, ceiling extractor.

OUTSIDE

Attractive block paved drive provides off road parking and leads to the garage, front door and side gate access. Attractive low dwarf walling to Grove Road. Garden is laid to well maintained lawn with shrub borders and hedging.

REAR GARDEN

An attractive Indian Sandstone patio adjoins the property which is raised with two steps down to the level lawned garden edged with attractive Purbeck stone walling which separates the lawn from the attractive shrub and flower borders. The garden is enclosed by panelled fencing and enjoys a beautiful South facing aspect and is well screened from neighbouring properties. Patio continues to provide access to:

DETACHED GARAGE (16' 3" X 8' 5") OR (4.96M X 2.57M)

Of brick construction under a pitched and tiled roof, access to electric meter and safety trip consumer unit and solar panel control units. The garage benefits from light and power with up and over door and opening provides access to:

WORKSHOP (8' 2" X 5' 10") OR (2.49M X 1.79M)

Door provides access to rear garden and window facing South.

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 until reaching the mini-roundabout. Turn right and second left into Becton Lane. Continue until almost at Marine Drive and turn left into Grove Road.

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. 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

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 £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.

SOLAR PANELS

Please note this property has a 10-panel which produces approximately 200W-250W per panel, resulting in a total system size of roughly 2kW to 2.5kW. We believe the feed-in tariff (FiT) is at the generous rate of approximately 43.3p/kWh.

EPC RATING

The EPC rating for this property will be carried out shortly.

GROUND FLOOR
1295 sq.ft. (120.3 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA: 1295 sq.ft. (120.3 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 fixtures have not been tested and no guarantee is given to their operability or efficiency can be given.
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