



**21 Knighton Park, Sea Road, Barton On Sea, Hampshire. BH25 7PG**

**Guide Price £339,950**



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





## **21 Knighton Park, Sea Road, Barton On Sea, New Milton, Hampshire. BH25 7PG**

**Guide Price £339,950**

A spacious three bedroom mid-terrace house enjoying a South facing rear garden and located in a popular residential area within a level walk of Barton on Sea Cliff top. Features of the property include Entrance Hall, Cloakroom, Family Room, Sitting/Dining Room, Kitchen, Bath/Shower Room, Gardens and Garage in nearby block, Sole Agents.



## COVERED ENTRANCE

Recessed covered entrance with Composite front door providing access to:

## ENTRANCE HALL

Ceiling light, panelled radiator.

## CLOAKROOM

Obscure UPVC double glazed window to side. Ceiling light, low level WC with concealed cistern. Corner wash hand basin with tiled splash back and storage cupboard beneath. Ceiling light, tiled flooring, gas meter.

## SITTING ROOM/DINING ROOM

Aspect to the rear elevation through double glazed double opening French doors providing views and access onto rear garden. Two ceiling light points, two double panelled radiators, thermostatic control for central heating. Under stairs storage cupboard with electricity meter and consumer unit, power points, TV aerial point. Staircase to first floor landing.

## KITCHEN

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit set into a work surface extending along three walls with range of base drawers and cupboards beneath, integrated fridge and freezer unit. feature stainless steel Bosch electric oven with Siemens microwave over. Part tiled wall surrounds, Bosch induction hob with extractor fan over, wall mounted gas fired boiler, ceiling light, radiator.

## FAMILY ROOM

Aspect to the front elevation through two double UPVC double glazed windows, ceiling light, double panelled radiator, range of power points, fireplace with stone surround, hearth and mantel, electric flame effect fire.

## LANDING

Hatch to loft area.

## BEDROOM 1

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, range of power points, three recessed wardrobe units with hanging rails and shelving.

## BEDROOM 2

Aspect to the front elevation through UPVC double glazed window. Range of power points, panelled radiator, ceiling light, recessed wardrobe with sliding doors.

## BEDROOM 3

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, power points, panelled radiator. Bedroom furniture incorporating two single wardrobes, dressing table and additional cupboard.

## BATH/SHOWER ROOM

Smooth finished ceiling, recessed lighting, corner shower cubicle with tiled surround and glazed shower screen. Low level WC, panelled bath unit with monobloc mixer tap, pedestal wash hand basin, monobloc mixer tap. Mirror fronted medicine cabinet with light. Tiled flooring, heated towel rail.

## OUTSIDE

The front elevation of the property is mainly laid to lawn with a paved path providing access to the front door. This area is maintained with a Charge of: £282.86 per annum (Jan-Dec 2025).

## REAR GARDEN

A paved patio area adjoins the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. A paved pathway extends to the rear boundary where there is a timber shed and gate leading to communal pathway providing return access to the front elevation. The rear garden is enclosed behind both close board and panelled fencing.

## GARAGE

Located in nearby block with up and over door.

## 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 Lymington/Christchurch Road. Turn right and proceed until reaching Sea Road on the left. Turn into Sea Road and Knighton Park is on the left.

## 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.

## COUNCIL TAX

The council tax for this property is band D



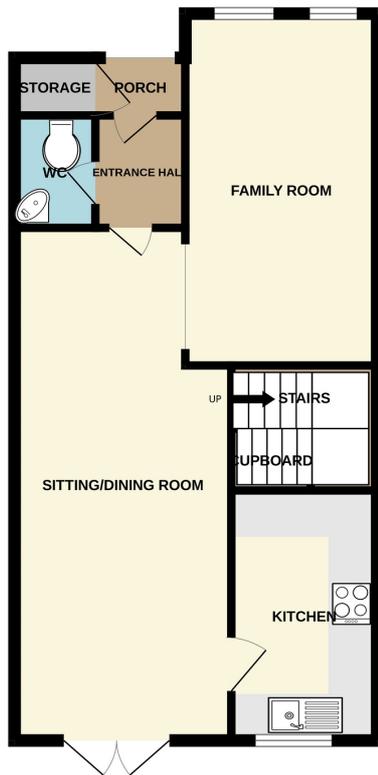
## BUYERS NOTE

Require a survey? Visit our website [www.rossnicholas.co.uk](http://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.

## EPC RATING

The EPC rating for this property is D68

GROUND FLOOR  
554 sq.ft. (51.5 sq.m.) approx.



1ST FLOOR  
536 sq.ft. (49.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1090 sq.ft. (101.2 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.