



8 Newton Road, Barton On Sea, New Milton, Hampshire. BH25 7AS

£515,000



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





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A detached well presented modern two/three bedroom bungalow situated in a prime location close to Barton Cliff top. The bungalow benefits from an attractive open plan Kitchen/Family area, Conservatory, garage and ample off road parking with private South/Easterly rear garden.



ENTRANCE PORCH (11' 9" X 6' 7") OR (3.57M X 2.00M)

UPVC double glazed door provides access to Entrance Porch which doubles up as a Sun Lounge with UPVC Polycarbonate roof, double glazed windows to two sides, attractive tiled flooring, power points, radiator and UPVC double glazed door provides access to:

ENTRANCE HALL (20' 4" X 7' 9") OR (6.21M X 2.35M)

Coved and smooth finished ceiling, ceiling light point, access to loft via roof hatch, spacious hall benefiting from power points, double opening sliding wardrobe providing access to coats cupboard with mixture of shelving and hanging within. Modern panelled radiator with independent thermostat. Telephone connection point, Worcester digital central heating thermostat. Oak veneered doors with stainless steel door furniture and door provides access to:

SITTING ROOM (15' 0" X 11' 11") OR (4.57M X 3.62M)

Coving to ceiling, two wall uplighters. UPVC double glazed window facing front aspect. Additional UPVC double glazed window facing a Southerly aspect. Modern double panelled radiator with independent thermostat. Laminate flooring continued from hallway. Numerous power points, TV aerial connection point.

BEDROOM 1 (13' 8" X 11' 7") OR (4.17M X 3.52M)

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front garden aspect with vertical blinds and additional double glazed window facing side aspect, built-in wardrobe with sliding mirror fronted wardrobes providing access to a mixture of shelving and hanging within. Continuation of laminate flooring. Modern double panelled radiator with independent thermostat, power points, TV aerial connection point.

BEDROOM 2 (11' 0" X 10' 0") OR (3.35M X 3.06M)

Coving to ceiling, ceiling light point, UPVC double glazed window facing rear garden aspect. Double panelled radiator with independent thermostat, power points, continuation of laminate flooring. Sliding mirror fronted wardrobe with a mixture of shelving and hanging within.

SHOWER ROOM (7' 7" X 7' 4") OR (2.31M X 2.24M)

Quality fitted suite designed as a shower room. Three ceiling downlights. UPVC double glazed window facing side aspect, tiling to half height and threequarters height in shower cubicle area. Shower cubicle benefits from glazed shower screen and shower access door providing access to recessed shower mixer with adjustable shower attachment. Display niches to one side with inset towel rail, heated towel rail with independent thermostat. Wall mounted wash hand basin with pop-up waste and monobloc mixer tap with vanity unit beneath. Wall mounted double opening mirror fronted medicine cabinet above, vinyl cushion flooring, ceiling extractor. Wall mounted mirror.

SEPARATE WC (5' 1" X 2' 11") OR (1.55M X 0.89M)

Ceiling downlights, UPVC double glazed window facing rear aspect. Modern white suite comprising low level WC with push button flush. Corner wash hand basin with monobloc mixer tap and tiled splash back. Modern radiator with independent thermostat, vinyl cushion flooring, wall mounted mirror.

KITCHEN/DINING/FAMILY ROOM (19' 10" X 15' 0") OR (6.04M X 4.57M)

A stunning open plan bright and airy living space designed with a galley style kitchen. Modern units with extensive range of laminated roll top work surfaces, one and a half bowl stainless steel sink unit with water filter tap and quality integrated appliances such as, Neff touch screen hob with Neff extractor above. Neff automatic integrated washing machine, Neff full size dishwasher. Neff eye level double oven which is fan assisted with double oven which is fan assisted with digital programmer with storage cupboards above and beneath. Fitted water softener, large integrated larder fridge, full height cupboard provides access to the Worcester combination gas fired central heating boiler with storage cupboards beneath. Double opening larder cupboard, plenty of eye level and floor mounted kitchen cupboards including cutlery drawers and storage drawers as well as pan drawers. Kitchen benefits from a dual aspect with double glazed windows facing South and East with fitted blinds. Attractive tiled splash backs, under unit lighting, numerous power points, modern double panelled radiator with independent thermostat. Door provides access to under cover passage leading to rear garden or garage. Bamboo style laminate flooring, ceiling lighting and room continues to provide access to large dining and family entertaining space with large picture window overlooking the rear garden. Additional double glazed window to side aspect. Double panelled radiator with independent thermostat and UPVC double glazed window and door provides access to Conservatory. TV aerial point, power points, two sets of ceiling lights.

CONSERVATORY (15' 9" X 12' 8") OR (4.79M X 3.87M)

Accessed from the Kitchen family room the UPVC Double glazed Victorian style conservatory with automatic roof vent with ceiling light and fan. Power points, double opening sliding doors provide access to patio and garden. Laminate style wood plank flooring.

REAR GARDEN

Well screened from neighbouring properties benefiting from a glorious South/Easterly aspect enclosed by panelled fencing and Evergreen hedging with large patio adjoining the rear of the property providing level access to:

GARAGE (16' 7" X 8' 4") OR (5.05M X 2.53M)

Of brick construction under a pitched felted roof benefiting from a Horman up and over door, garage benefits from light and power and provides access to the gas meter. Opening provides access to the Tool Shed/ Workshop with glazed windows to two sides. Please note some of the neighbouring properties have knocked down the existing garage and extended the properties sideways providing creating living space and a new garage.

GARDEN STORAGE SHED (6' 9" X 6' 7") OR (2.06M X 2.0M)

Of blockwork construction on a concrete base with pitched felted roof with glazed window and door. Outside water tap, outside LED floodlight with sensor, hard standing area to one corner of the garden benefiting from the evening sun, gate provides access to front driveway.

FRONT GARDEN

Extensive Tarmac drive provides parking for at least three vehicles and could be extended further if required due to the large lawned level front garden. Purbeck stone walling to front boundary. Outside security floodlight. Secondary side access allowing access for maintenance which is enclosed to rear garden.



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 and turn right. Take the second turning left into Becton Lane and take the 5th turning left into Barton Common Lane then first left into Newton Road.

BUYERS NOTE

Please Note 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. 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.

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.

EPC RATING

The EPC rating for this property is D63



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TOTAL FLOOR AREA: 1184 sq.ft. (110.0 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 & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
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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.