



**14 Carlton Avenue, Barton On Sea, Hampshire. BH25 7PS**

**Guide Price £485,000**



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







**14 Carlton Avenue, Barton On Sea, Hampshire. BH25 7PS**

**Guide Price £485,000**

A three bedroom chalet bungalow situated within a short level walk of Barton cliff top, offering numerous features which include kitchen/breakfast room, bathroom/shower room and off road parking.



## ENTRANCE PORCH

Accessed via UPVC double glazed front door with matching side screen. UPVC double glazed windows to both front and side elevations, ceiling light point, tiled flooring, obscure glazed UPVC door providing access to:

## ENTRANCE HALL

Wall mounted thermostatic control. Staircase to first floor landing, single panel radiator, electric meter and consumer unit, under stairs storage cupboard.

## SITTING ROOM (13' 5" X 11' 10") OR (4.10M X 3.60M)

Aspect over the front elevation through UPVC double glazed bay window. Additional aspect to the side elevation through UPVC double glazed window, coved ceiling, ceiling light point, double panel radiator, power points, feature electric fire, TV aerial point.

## KITCHEN/BREAKFAST ROOM (15' 9" X 13' 5") OR (4.80M X 4.10M)

Aspect to both the side and rear elevations through UPVC double glazed windows, single bowl single drainer stainless steel sink unit set into a work surface extending along one wall with range of base cupboards beneath and recesses for gas cooker, washing machine and dishwasher. Part tiled wall surrounds, additional working surface extending along one wall with recess for tumble dryer. Range of base drawers and cupboards beneath, range of eye level storage cupboards, double panelled radiator, recess for full height fridge/freezer. Airing cupboard comprising double opening unit with lagged hot water cylinder and storage over with additional storage to the side, one of which houses the Potterton gas fired boiler. Double opening UPVC double glazed French doors provide access onto rear patio and garden beyond.

## BEDROOM 1 (13' 9" X 9' 10") OR (4.20M X 3.0M)

Aspect to both the side and front elevations through UPVC double glazed windows. Coved ceiling, ceiling light point, double panel radiator, power points.

## BEDROOM 2 (11' 10" X 9' 10") OR (3.60M X 3.0M)

Aspect onto the side elevation through UPVC double glazed window. Coved ceiling, ceiling light point, single panel radiator, power points.

## BATH/SHOWER ROOM (9' 7" X 5' 11") OR (2.91M X 1.80M)

Two UPVC obscure double glazed windows facing rear elevation. Coved ceiling, ceiling light point, extractor fan, panelled bath with monobloc mixer tap and hand held attachment. Tiled surrounds, pedestal wash hand basin, low level WC, single panel radiator, corner shower cubicle with Mira Sprint shower unit.

## LANDING

Double glazed Velux window onto rear elevation, eaves storage cupboard, power points.

## BEDROOM 3 (16' 1" X 13' 1") OR (4.90M X 4.0M)

Aspect to front elevation through UPVC double glazed Velux window and to the side through UPVC double glazed Velux window. Electric wall mounted heater, power points, eaves storage cupboard.

## OUTSIDE

The front garden is mostly laid to lawn with a selection of shrub and flower borders. The garden is enclosed behind both panel fencing and brick walling and five bar gate leading to a brick paved driveway providing off road parking. The driveway continues (limited width) through double opening gates which in turn lead to the rear garden.

## REAR GARDEN

The garden is divided into two areas with a selection of raised shrub and flower beds and a paved patio area adjoining the rear of the property. There is an additional hard standing area where there is space for a shed and greenhouse and access to the detached double garage.

## DOUBLE GARAGE

Personal door leads from garden.

## VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500. We offer accompanied viewings seven days a week.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed to the 'T' junction with Christchurch Road and turn right. Continue until reaching Western Avenue on the left, turn into Western Avenue the take the second turning left into Carlton Avenue.

## WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

## SURVEY

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

## 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

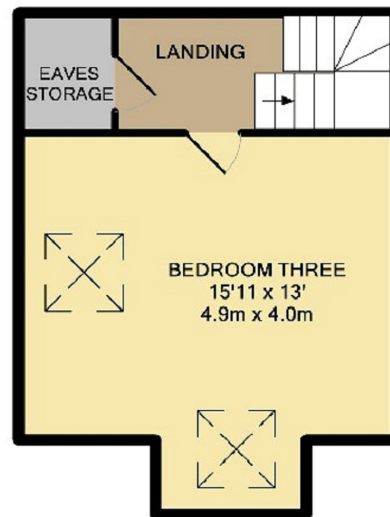
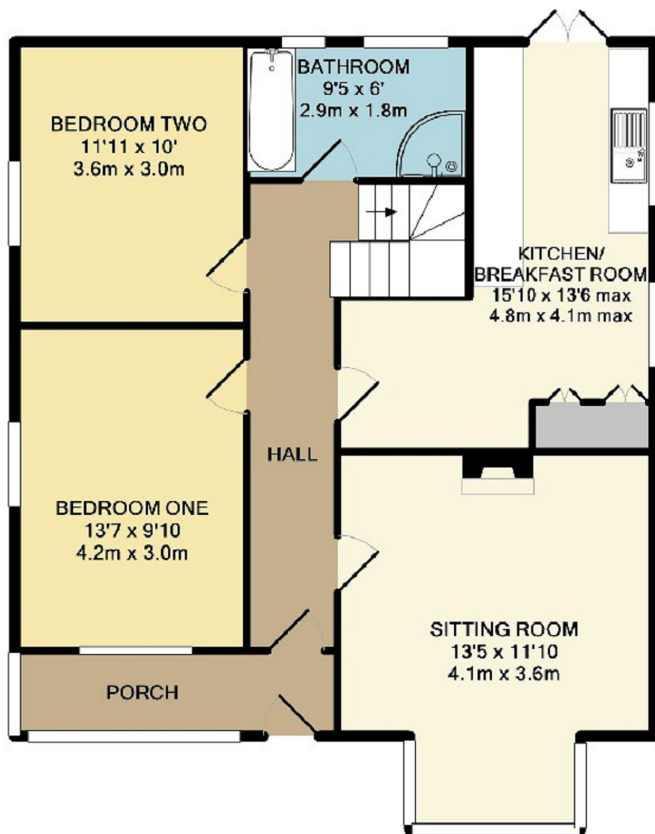
The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D56



1ST FLOOR  
APPROX. FLOOR  
AREA 308 SQ.FT.  
(28.6 SQ.M.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 821 SQ.FT.  
(76.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 1129 SQ.FT. (104.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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