



99 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7EY.

£699,950



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





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A Detached Three Bedroom Bungalow situated in a much sought after position within two minutes walk of Barton Cliff Top. The bungalow is located on a Spacious Corner Plot with scope for further extension subject to planning permission if required. In and Out Drive, Ample off Road Parking, Garage.



ENTRANCE PORCH

2.37m x 2.05m

Accessed via UPVC double glazed door with matching side screens with window openers. Double glazed side pane, tiled flooring, ceiling light and double glazed door provides access to:

MAIN ENTRANCE HALL

4.98m x 1.23m

Coved and textured ceiling, ceiling light point, access to drop down loft hatch ladder, loft benefits from being part boarded, illuminated by light, access to water tanks, hallway continues with central heating thermostat, digital programmer, radiator, power points, telephone connection point and door provides access to:

SITTING ROOM

6.13m x 3.67m

Coved and textured ceiling, delightful dual aspect room with windows overlooking side and front aspects, ceiling light point, attractive fireplace surround with adjoining electric coal effect fire, TV aerial point, power points, double panelled radiator, opaque glazed window to front porch.

KITCHEN

4.20m x 3.37m

Coved ceiling, two ceiling light points, dual aspect room with double glazed window facing front garden aspect with two sets of double glazed windows facing a Southerly direction to the side with views towards Pebble Beach and Barton Cliff top. Comprehensive range of eye level and floor mounted kitchen units with stainless steel sink and swan necked mixer tap, TV aerial point, power point, space for upright fridge/freezer, breakfast table, space and plumbing for dishwasher, fitted eye level oven. Fitted stainless steel gas hob with extractor canopy above with stainless steel splash back. Concealed lighting in recess. Part tiled walls, double panelled radiator, Vinyl cushion flooring.

DINING/BEDROOM TWO

4.27m x 3.37m

Coving to ceiling, ceiling light point, sliding patio doors provide access to patio and rear garden. Power points, TV aerial connection point, archway provides access to:

REAR HALL

4.26m x 0.84m

Coved and textured ceiling, ceiling light point, power point, access to safety trip consumer unit and electric meter, radiator, opaque UPVC double glazed door providing access to rear garden, door to Garage, door to WC and door leads to:

BEDROOM THREE

3.64m x 3.16m

Textured ceiling, ceiling light point, dual aspect room with windows overlooking rear aspect, power points, electric thermostatically controlled radiator and archway provides access to:

SHOWER ROOM

1.80m x 0.74m

Pedestal wash hand basin, strip light above, shower cubicle with Gainsborough 8.5 kw shower unit with pull across shower curtain, ceiling light point.

SEPARATE WC

1.68m x 0.76m

Opaque double glazed window facing front aspect, low level WC, wall mounted electric cylinder heater.

GARAGE

5.28m x 3.15m

Fibreglass up and over door which is electronically operated provides access to a good sized single garage which is slightly wider than average. Glazed window to one side, benefiting from light and power and also provides access to the gas fired central heating boiler.

BEDROOM ONE

5.03m x 3.06m

Coved and textured ceiling, ceiling light point, two sets of UPVC double glazed windows overlook rear and side garden aspects. Radiator, wash hand basin with vanity unit beneath, storage cupboards above, wardrobe to one side.

SHOWER ROOM

3.37m x 1.66m

White suite comprising low level WC, wash hand basin with hot and cold taps with mirror fronted medicine cabinet above. Larger than average full size shower cubicle with Mira electric shower unit with adjustable shower attachment. Tiling to full height to two walls and double opening doors provide access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater with slatted shelving above.

OUTSIDE

A fantastic in and out Tarmac driveway provides parking for numerous vehicles and in turn leads to the Car Port which is located on the Southern side of the property. Outside lighting, outside water tap, external meter box. Front garden is laid to easy to maintain lawn with attractive stone walling to front boundary. The remainder of the boundaries is enclosed by chain link or panelled fencing with Evergreen hedging or shrubbery. Gate provides access to:

SIDE GARDEN & REAR

The rear garden is enclosed by panelled fencing and a mixture of well kept Conifer hedging. The rear garden wraps round to two sides but the side fence could always be removed if required if anyone wished to park a motor home or caravan securely to the side of the property. Greenhouse, Storage shed, outside security lighting, water tap.



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 turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. At the traffic lights cross over into Barton Court Avenue and proceed almost to the cliff top and the bungalow will be found on the left on the corner of Grove Road.

SURVEY

Require a survey? Visit our website 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 E

EPC RATING

The EPC rating for this property is E41



TOTAL APPROX. FLOOR AREA 1488 SQ.FT. (138.2 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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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.