



**41 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7ES.**

**Guide Price £650,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton, Hampshire,  
BH25 6DQ.  
01425 625500

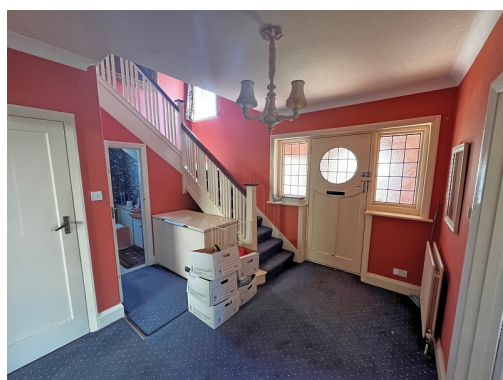




## 41 Barton Court Avenue, Barton On Sea, New Milton, Hampshire, BH25 7ES.

**Guide Price £650,000**

A charming Four Bedroom Detached Character House requiring modernisation located within a short distance of Barton on Sea Cliff Top. Features of the property include an Entrance Porch and Sizable Entrance Hallway, Kitchen/Breakfast Room, Living Room, Separate Dining Room, Larger Than Average Gardens, Off Road Parking and Garage. No Forward Chain, Sole Agents, Keys in Office.



## COVERED ENTRANCE

Quarry tiled flooring and aspect to the rear elevation, ceiling light, front door with obscure glazed panel and matching side screens providing access to:

## ENTRANCE HALL

Large Entrance Hall, staircase to first floor landing. Ceiling light point, coats cupboard with hanging hooks and shelf, double panelled radiator, power points.

## CLOAK ROOM

Aspect onto the rear elevation, ceiling light, wash hand basin with monobloc mixer tap set into a vanity unit with storage cupboards beneath and extending along one wall with low level WC and concealed cistern. Panelled radiator.

## SITTING ROOM (15' 2" X 13' 0") OR (4.62M X 3.96M)

Aspect over the front elevation through bay window, coved ceiling, two double panelled radiators, power points, gas flame effect fire with stone hearth and ornate mantel. Exposed wood flooring.

## DINING ROOM (13' 0" X 15' 0") OR (3.96M X 4.56M)

Aspect to the side elevation through two small windows and additional aspect to the front elevation through double opening French doors and matching side screens, exposed wood flooring, two double panelled radiators, power points.

## BREAKFAST ROOM (11' 8" X 10' 8") OR (3.55M X 3.24M)

Aspect to the side elevation. Coved ceiling, double panelled radiator, power points, two fitted recessed display units with shelving and storage cupboards. Double panelled radiator, exposed wood flooring, openway through to:

## KITCHEN (15' 2" X 5' 9") OR (4.62M X 1.75M)

Aspect to the rear elevation, one and a half bowl single drainer sink unit set into a work surface extending along one wall with base drawers and cupboards beneath. Recess for washing machine, four ring gas hob with extractor fan over. Additional work surface with storage cupboards beneath, fitted double electric oven, double panelled radiator, door provides access onto rear patio and garden beyond, wall mounted gas fired boiler with programmer and time clock. Consumer unit.

## LANDING

Aspect to both side and rear elevations. Smooth finished ceiling, recessed light, double panelled radiator.

## BEDROOM 1 (15' 1" X 11' 10") OR (4.60M X 3.61M)

Aspect to the front elevation, coved and smooth finished ceiling, double panelled radiator, two fitted wardrobe units with hanging rails and shelving.

## BEDROOM 2 (14' 11" X 13' 0") OR (4.55M X 3.96M)

Aspect over the front elevation, ceiling light, double panelled radiator, power points.

## BEDROOM 3 (11' 1" X 12' 0") OR (3.37M X 3.65M)

Aspect to the side elevation, coved and smooth finished ceiling, double panelled radiator, power points, wardrobe unit.

## BEDROOM 4 (7' 8" X 9' 11") OR (2.34M X 3.02M)

Coved and smooth finished ceiling, double panelled radiator, power points, airing cupboard housing factory lagged hot water cylinder and additional storage over. Double panelled radiator.

## BATHROOM (7' 10" X 7' 5") OR (2.40M X 2.26M)

Obscure window facing side elevation, coved and smooth finished ceiling, recessed lighting, panelled bath unit with monobloc mixer tap and shower attachment. Bidet, low level WC, wash hand basin set into a vanity unit with large mirror over and shaver point.

## SHOWER ROOM (8' 0" X 2' 11") OR (2.45M X 0.88M)

Obscure glazed window to rear elevation. Ceiling light, shower cubicle, tiling to three walls, panelled radiator, exposed wood flooring.

## OUTSIDE

A five bar gate provides access to a shingled driveway with the remainder of the garden being laid to lawn and enclosed behind hedging and close board fencing. The shingle driveway continues along the side elevation providing access to:

## GARAGE

Pitched roof, up and over door, power and light. Aspect onto side elevation.

## REAR GARDEN

Patio area adjoining the rear of the property with steps leading down to the main area of lawn where there is a selection of shrub and flower beds. The garden is bounded behind fencing and enjoys a South/Easterly aspect. There is a Gardeners WC with obscure glazed window.

## VIEWING ARRANGEMENTS

Viewing 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, then take the second turning right into Barton Court Road. Proceed until reaching the traffic lights at junction of A337 and cross straight over into Barton Court Avenue.

## WEBSITE

[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 F

## EPC RATING

The EPC rating for this property is E46



GROUND FLOOR  
817 sq.ft. (75.9 sq.m.) approx.



1ST FLOOR  
751 sq.ft. (69.8 sq.m.) approx.



TOTAL FLOOR AREA : 1568 sq.ft. (145.7 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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