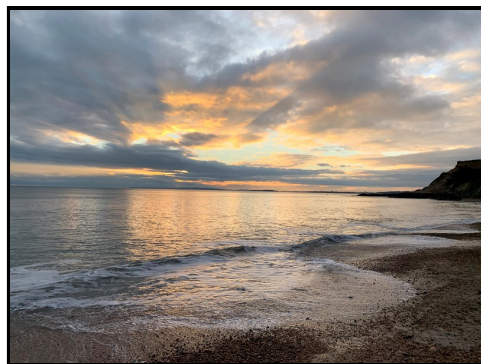




**12 Fenleigh Close, Barton On Sea, New Milton, Hampshire. BH25 7BB**

**Guide Price £1,195,000**



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







**12 Fenleigh Close, Barton On Sea, New Milton. BH25 7BB**

**Guide Price £1,195,000**

A truly magnificent four bedroom chalet situated between both New Milton town centre and Barton Cliff top. Extensively refurbished including Porcelanosa kitchen and bathrooms/tiles and Herringbone Wood Flooring. Beautifully landscaped South facing rear garden with extensive outdoor entertaining areas. Completion early June 2023.



## **ENTRANCE HALL**

Spacious entrance hall with staircase to first floor landing and double under stairs storage cupboard.

## **SNUG**

Aspect to the side elevation through UPVC double glazed bay window and door providing access into:

## **KITCHEN/DINING ROOM**

Enjoying a South facing aspect with bi-fold doors providing both views and access onto rear garden. Additional aspect to side elevation. The room is divided into three areas with Living, Dining and Kitchen. The Kitchen will be fitted with high end units and integrated appliances.

## **UTILITY ROOM**

Door providing access onto side elevation. Integrated units and door providing access to entrance hall.

## **CLOAKROOM**

Aspect to side elevation. Low level WC and wash hand basin.

## **BEDROOM 1**

Ground floor Bedroom. Aspect to the front elevation through UPVC double glazed bay window. Door provides access to:

## **EN-SUITE SHOWER ROOM**

Recessed shower unit, low level WC, wash hand basin, window facing side elevation.

## **BEDROOM/STUDY**

Aspect onto side elevation.

## **FIRST FLOOR LANDING**

Large double storage cupboard.

## **MASTER BEDROOM**

Aspect to the rear elevation overlooking the garden with Velux window providing natural light.

## **EN SUITE SHOWER ROOM**

Window to side unit. Low level WC, wash hand basin.

## **BEDROOM 2**

Two velux windows providing natural light.

## **BATHROOM**

Aspect to side elevation. Bath unit, low level WC, wash hand basin.

## **OUTSIDE**

Garden room designed for entertainment or office with both single door and feature bi-fold doors providing access onto garden. Additional aspect to rear elevation. The ground will be completely landscaped to a high level and the rear garden enjoys a private South facing aspect.

## **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 and proceed until reaching A337 road at the mini-roundabout. Turn right and then second left into Becton Lane and Fenleigh Close is the second turning left.

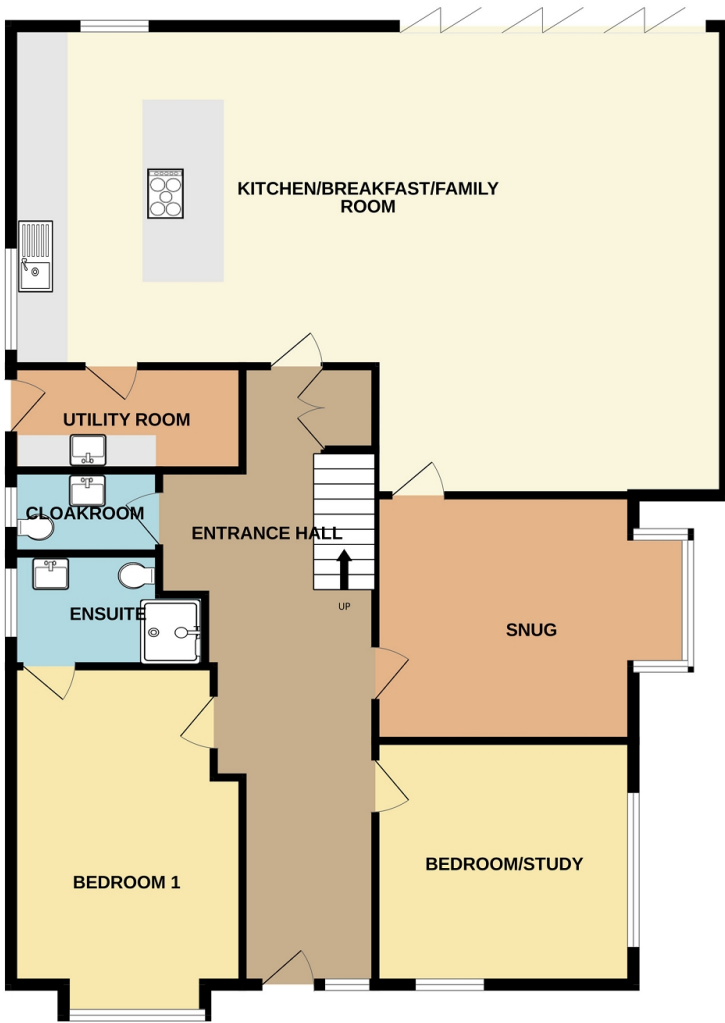
## **WEBSITE**

[www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

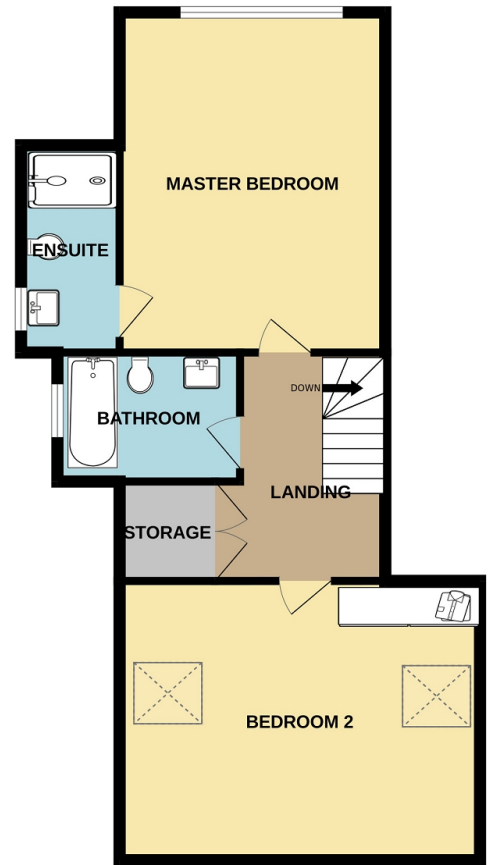
## **PEASE NOTE**

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.

GROUND FLOOR  
1517 sq.ft. (140.9 sq.m.) approx.



1ST FLOOR  
653 sq.ft. (60.7 sq.m.) approx.



ROSS NICHOLAS NEW MILTON

TOTAL FLOOR AREA : 2217sq.ft. (206.0 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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9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
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.