



6 Atkinson Close, Barton On Sea, Hampshire. BH25 7FF

Guide Price £380,000



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





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A 2 double bedroom terraced Georgian style town-house set in a highly sought after location and enjoying views over adjoining playing field. Features of the property include 2 allocated parking spaces, entrance hall, ground floor cloakroom, kitchen, sitting/dining room, conservatory, south facing rear garden, sole agents and vacant possession.



ENTRANCE HALL

Covered entrance and front door lead to entrance hall with smoothed finished ceilings, staircase to first floor landing, ceiling light, thermostat control for central heating, power points.

CLOAKROOM

Obscure UPVC double glazed window to front, ceiling light, low level w.c, panelled radiator, wall hung wash hand basin with tiled splashback.

SITTING ROOM/DINING ROOM (13' 11" X 14' 1") OR (4.24M X 4.30M)

Smoothed finished ceiling, ceiling light, 2 wall light points, power points, 2 double panelled radiators, TV Aerial, under stairs storage cupboard. UPVC double glazed french doors and side panels providing views and access to conservatory and garden beyond.

CONSERVATORY (10' 0" X 9' 9") OR (3.05M X 2.97M)

Vaulted Poly carbonate roof with sky light, double opening french doors providing access to rear garden, wall light and power points.

KITCHEN (6' 8" X 13' 1") OR (2.04M X 4.0M)

Aspect to the front elevation through UPVC double glazed window, one and a half bowl single drainer sink unit set into a work top extending along 2 walls with base drawers and cupboards beneath. Recess for full height fridge/freezer, dishwasher and integrated washing machine. Fitted electric Bosch double oven with AEG 4 ring gas hob and extractor fan over. Eye-level storage cupboard one of which houses a Vaillant gas fired boiler, tiled wall surrounds, double panelled radiator and tiled flooring.

FIRST FLOOR LANDING

Ceiling light and hatch to loft area and linen cupboard with shelving.

BEDROOM 1 (13' 11" X 10' 2") OR (4.23M X 3.11M)

Aspect to the rear elevation through 2 UPVC double glazed windows providing views across adjoining playing field, ceiling light, power points, TV Aerial, 2 panelled radiators, double wardrobe unit with folding doors and hanging rail and shelf.

BEDROOM 2 (13' 11" X 9' 1") OR (4.25M X 2.76M)

Aspect to the front elevation through 2 UPVC double glazed windows, ceiling light, 2 panelled radiators, power points.

BATHROOM

Ceiling light, extractor fan, panelled bath unit with monobloc mixer tap and shower attachment, glazed shower screen, fully tiled wall surrounds and low level w.c and pedestal wash hand basin, double panelled radiator, wall mounted mirror fronted medicine cabinet, light and shaver point.

OUTSIDE

To the front elevation there are 2 allocated brick paved parking bays and access to the front door. The rear garden enjoys a south facing aspect and is designed for easy maintenance being mainly shingled and enclosed behind close board fencing. A timber shed is located to the rear boundary and a gate provides access to a rear path which leads to the front elevation.

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.

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 proceed to the traffic lights and turn right into Station road. Continue until the roundabout turning right into the Lymington Road and then taking the 2nd turning left into Becton Lane. Take the 3rd turning right into Penny Hedge and at the next junction turn left and follow along until reaching Atkinson Close.

COUNCIL TAX

The council tax for this property is band C

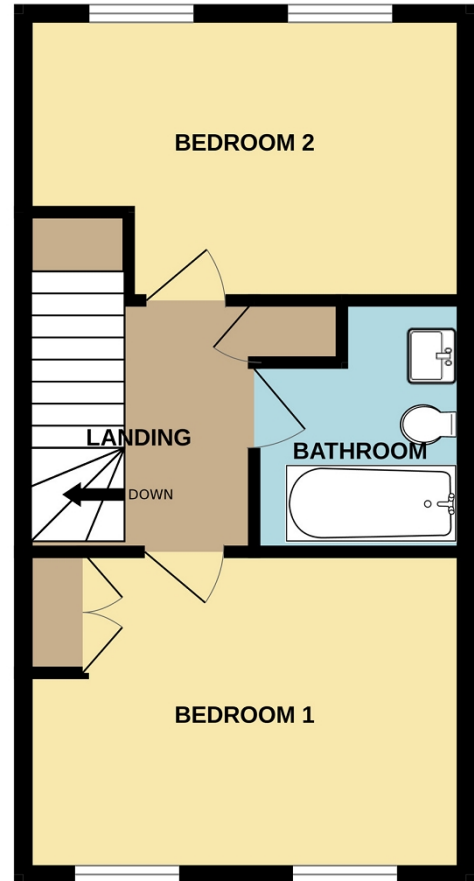
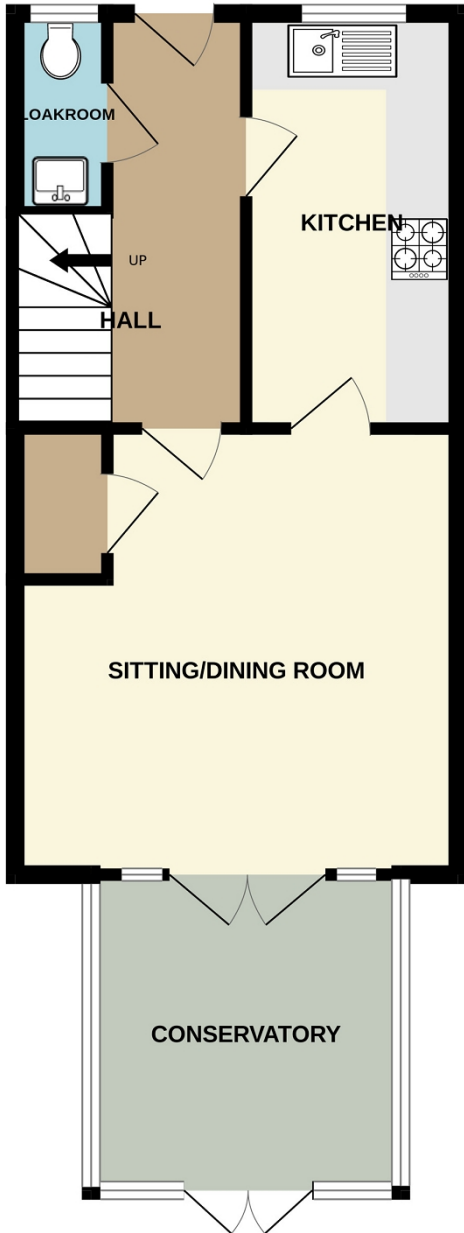
EPC RATING

The EPC rating for this property is C77



GROUND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 857 sq.ft. (79.6 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 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.