



**27 White Knights, Barton On Sea, Hampshire. BH25 7HA**

**Guide Price £475,000**



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





## 27 White Knights, Barton On Sea, Hampshire. BH25 7HA

**Guide Price £475,000**

A very well presented and extended three bedroom semi-detached house located within a short walk of Barton on Sea cliff top and enjoying numerous features including Entrance Hall, Sitting Room, Ground Floor Cloakroom large Kitchen/ Breakfast Room, Conservatory, Bathroom Separate WC, private gardens, Garage, off road parking, Sole Agents.



## COVERED ENTRANCE

Ceiling light point, UPVC double glazed front door providing access to:

## ENTRANCE HALL

Panelled radiator, power point, telephone point, staircase to first floor landing, UPVC double glazed door providing access onto rear elevation.

## CLOAKROOM

Obscure UPVC double glazed window facing rear elevation, ceiling light, low level WC, wash hand basin with storage beneath, monobloc mixer tap, part tiled wall surrounds.

## SITTING ROOM (15' 9" X 11' 11") OR (4.81M X 3.62M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, TV aerial point, feature stone fireplace, gas point for gas fire.

## KITCHEN/BREAKFAST ROOM (15' 11" X 14' 2") OR (4.85M X 4.32M)

Aspect to side elevation through UPVC double glazed window. One and a half bowl single drainer ceramic sink unit with monobloc mixer tap set into a marble effect work top extending along three walls incorporating feature breakfast bar. Recess for fridge/freezer, dishwasher and washing machine. Fitted cooker with extractor fan over. Eye level storage cupboards, power points, vertical tubular radiator, under stairs storage cupboard, openway through to:

## CONSERVATORY (15' 3" X 11' 2") OR (4.66M X 3.41M)

Glass blue tint roof with ceiling light, double opening French doors providing access onto rear garden. UPVC double glazed windows to both sides and rear elevations. Power points.

## FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, hatch to loft area. Storage cupboard with slatted shelving.

## BEDROOM 1 (15' 10" X 11' 9") OR (4.83M X 3.59M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, ceiling light.

## BEDROOM 2 (7' 1" X 0' 0" X 10' 11") OR (2.17M X 0.00M X 3.33M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## BEDROOM 3 (8' 7" X 8' 4") OR (2.61M X 2.55M)

Aspect over rear elevation through UPVC double glazed window. Panelled radiator, smooth finished ceiling, ceiling light.

## BATHROOM

Obscure UPVC double glazed window facing side elevation. Ceiling light, part tiled wall surrounds, panelled bath unit with wall hung thermostatically controlled shower unit incorporating rain effect shower head and hand held shower attachment. Glass shower screen, wash hand basin with monobloc mixer tap and storage beneath. Mirror fronted medicine cabinet, heated towel rail.

## SEPARATE WC

Obscure UPVC double glazed window to side elevation. Ceiling light, part tiled wall surrounds, low level WC with small wash hand basin over and monobloc mixer tap.

## OUTSIDE

The front elevation is mainly lawned with a central paved pathway providing access to the front door. A driveway provides off road parking and access to the integral garage.

## INTEGRAL GARAGE

Remote controlled up and over door, power and light.

## REAR GARDEN

Shaped area of lawn with a selection of shrub and flower beds. The remainder of the garden is shingled for easy maintenance and has a raised shrub and flower bed. The garden is enclosed behind both panelled and close board fencing and a pathway provides access to the front elevation.

## 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

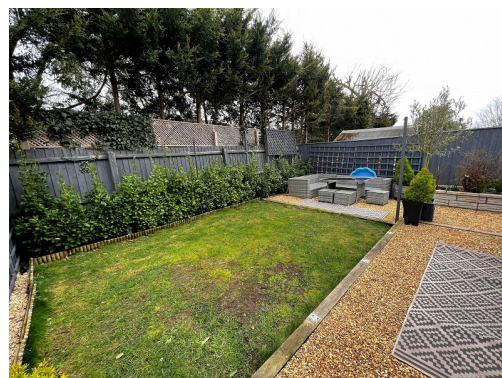
From our Office in Old Milton Road turn right at the traffic lights then take the second turning right into Barton Court Road. Proceed until reaching the traffic lights at the junction with A337 and cross over into Barton Court Avenue. Take approximately 5th turning left into White Knights.

## WEBSITE

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

## COUNCIL TAX

The council tax for this property is band D



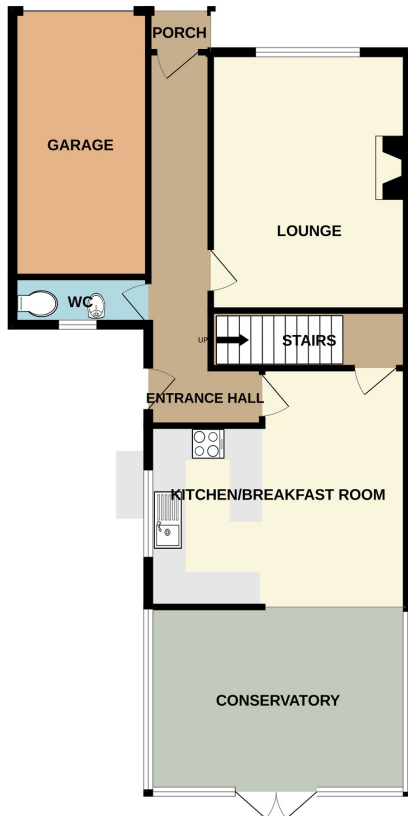
## PLEASE NOTE

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.

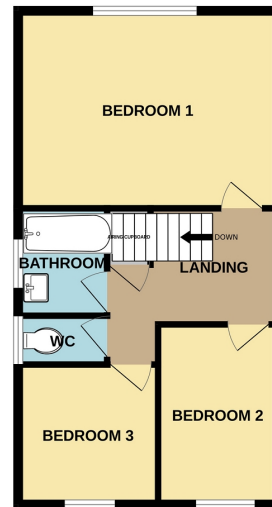
## EPC RATING

The EPC rating for this property is D64

GROUND FLOOR  
860 sq.ft. (79.9 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1328 sq.ft. (123.4 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.