



21 Barton Way, Barton On Sea, New Milton, Hampshire, BH25 7JN.

Guide Price £499,950



Ross Nicholas & Company Limited
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BH25 6DQ.
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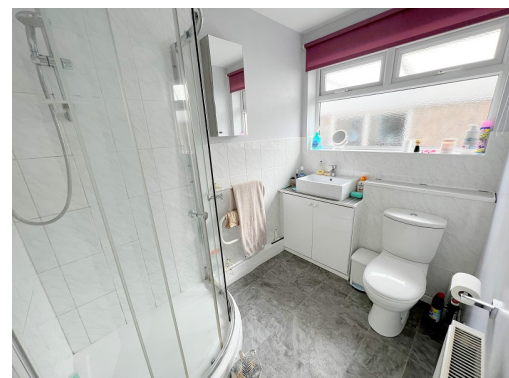




**21 Barton Way, Barton On Sea, New Milton, Hampshire,
BH25 7JN.**

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A spacious detached 2 double bedroom bungalow set on a wider than average south facing plot. Features of the property include: entrance porch, sitting room, kitchen/breakfast room, modern boiler, conservatory, en-suite shower room, garage and adjoining office. Sole Agents and vendor suited.



ENTRANCE PORCH

UPVC double glazed construction and door leading to:

ENTRANCE HALL

Smoothed finished ceiling, hatch to loft area with pull down ladder, panelled radiator, 2 wall light points, cupboard housing gas meter, double opening cupboard with hanging rails and shelving and additional storage over.

SITTING ROOM (17' 0" X 11' 11") OR (5.17M X 3.64M)

Double glazed sliding patio doors providing rear aspect and access to conservatory. Obscure upvc double glazed window to side. Smoothed finished ceiling, ceiling light point, tv aerial point, power points, 2 double panelled radiators, electric fire with stone surround, hearth and wooden mantel.

CONSERVATORY (10' 11" X 7' 7") OR (3.33M X 2.32M)

Clear blue glass roof with upvc double glazed door leading to rear garden. Brick base, UPVC double glazed windows double panelled radiator.

KITCHEN BREAKFAST ROOM (14' 2" X 11' 6") OR (4.31M X 3.51M)

Aspect to the rear elevation through UPVC double glazed window. Smoothed finished ceilings, ceiling light point, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a working surface extending along 2 walls with base drawers and cupboards beneath. Recess for three quarter height fridge freezer, dishwasher and washing machine. Fitted Zanussi electric oven, with four ring gas hob and stainless steel extractor fan over. Part tiled wall surrounds, eye level storage cupboards, double panelled radiator, larder cupboard with shelving. Broom cupboard with shelving and pull out storage boxes. UPVC double glazed door providing access to side porch and attached garage.

BEDROOM 1 (14' 5" X 11' 5") OR (4.39M X 3.48M)

Aspect to the front elevation through UPVC double glazed window, smoothed finished ceiling, ceiling light, double panelled radiator, power points, fitted wardrobes comprising 2 double and 2 single units with hanging rails and shelving, power points.

EN-SUITE SHOWER ROOM

Part tiled wall surrounds, shower cubicle with folding shower screen and fitted Mira shower unit, extractor fan, smoothed finished ceiling, ceiling light point, wall mounted electric fan heater, low level w.c, wash hand basin with storage beneath.

BEDROOM 2 (12' 6" X 12' 3") OR (3.81M X 3.74M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, smoothed finished ceiling, single cupboard with shelving and storage cupboards over.

SHOWER ROOM (7' 9" X 5' 6") OR (2.36M X 1.67M)

Obscure UPVC double glazed to side, smoothed finished ceiling, ceiling light, part tiled wall surrounds with corner shower unit, heated towel rail, low level w.c, wash hand basin with storage beneath. Wall mounted mirror fronted medicine cabinet and panelled radiator.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled and enclosed behind both low brick walling and panelled fencing. Driveway provides off road parking for 3 to 4 cars and access to:

GARAGE

Up and over door, power and light, UPVC double glazed window to side. Personal door providing access to side porch. Wall light, doors leading to front and rear elevations and kitchen Additional door leading to:

OFFICE

Located to the rear of the garage, Insulated and aspect to rear, power and light. Cupboard with shelving and office desk.

REAR GARDEN

Enjoying a wide and south facing plot, adjoining the rear of the property there is a paved patio area. The remainder of the garden is laid lawn and secluded behind panelled and close board fencing and hedging. Pathway provides access to the rear boundary where there is a garden shed and there is a selection of shrub and flower beds. The garden benefits from outside water tap, lighting and summer house with double doors.

DIRECTIONAL NOTE

From our New Milton office in Old Milton Road turn right at the traffic lights and take the 2nd turning right into Barton Court Road. Follow this road to the crossroads and continue over into Barton Court Avenue taking the 5th turning right into Barton Drive. At the junction turn left and the right into Barton Way.

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

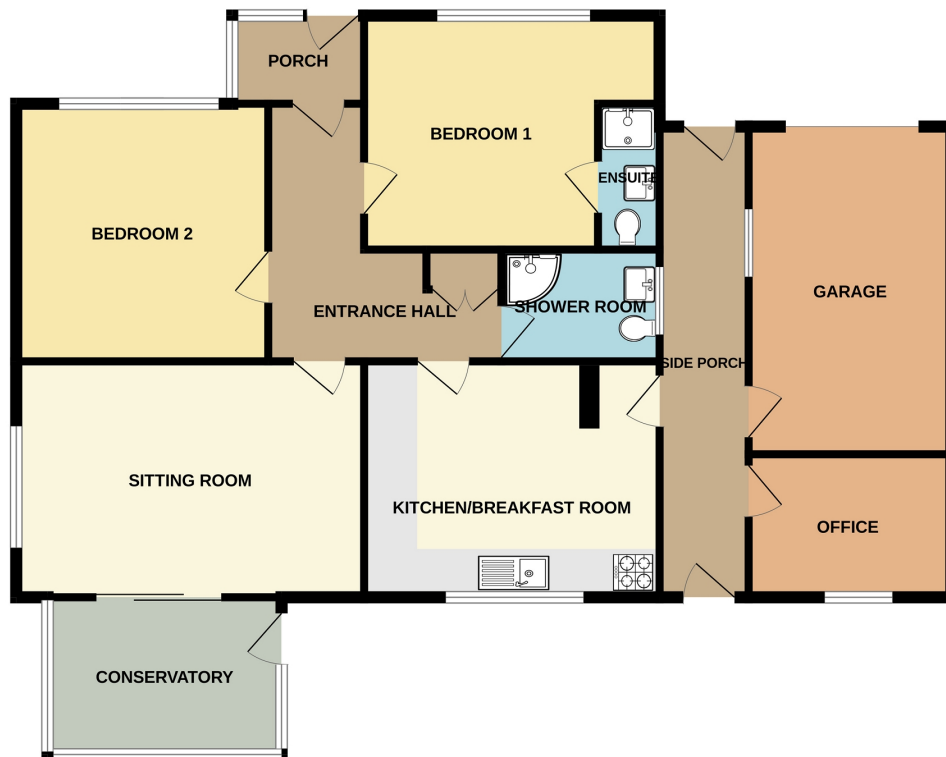
The council tax for this property is band D



EPC RATING

The EPC rating for this property is TBC.

GROUND FLOOR
1252 sq.ft. (116.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1252 sq.ft. (116.3 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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