



**9 Becton Lane, Barton On Sea, New Milton, Hampshire. BH25 7AA**

**Guide Price £579,500**



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







## **9 Becton Lane, Barton On Sea, Hampshire. BH25 7AA**

**Guide Price £579,500**

A well presented extended three bedroom two bathroom detached bungalow located in Becton Lane with detached garage and sizable rear garden located within equal walking distance of New Milton Town Centre and Barton Cliff top with stunning coastal views.





**ENTRANCE PORCH**

Outside wall lantern, composite front entrance door, ceiling light point, power point, tiled floor and multi paned glazed entrance door leads into the:

**ENTRANCE HALL (16' 3" X 4' 7" MIN) OR (4.95M X 1.39M MIN)**

Coved and textured ceiling, two ceiling light points, one ceiling downlighter, access to loft with hatch and pull down ladder, radiator, power points, wall mounted central heating thermostat, double opening doors provides access to the electric consumer unit, electric meter and open reach socket, door provides access to cloaks cupboard, door provides access to the airing cupboard with hot water cylinder and slatted shelving over, opening provides access into the inner Hallway with wall mounted radiator, ceiling light point, additional storage. Double opening doors provide access to the:

**DINING ROOM (9' 6" X 6' 10") OR (2.89M X 2.08M)**

Coved and smooth plastered ceiling, opaque double glazed window, ceiling light point, power points.

**SITTING ROOM (20' 1" X 12' 10") OR (6.11M X 3.91M)**

A bright, triple aspect room with coved and smooth finish ceiling, two ceiling light points, eye level window, set of double glazed double doors leads to the glorious rear garden, two wall mounted panelled radiators, power points, television point.

**BEDROOM 3 (14' 1" X 13' 7") OR (4.29M X 4.14M)**

Coved ceiling, wall light points, ceiling light point, television point, windows to front and side, numerous power points.

**BEDROOM 1 (10' 1" X 10' 11") OR (3.07M X 3.32M)**

Coved and smooth finish ceiling, ceiling light point, power points, UP VC double glazed window to side aspect, wall mounted panelled radiator, double opening doors provide access to some shelved storage cupboards, display shelving adjacent, door provide access to:

**EN SUITE SHOWER ROOM (10' 1" X 2' 10") OR (3.08M X 0.86M)**

Ceiling light point, ceiling extractor, enclosed Shower cubicle with Mira fitments, low level WC and wash hand basin, light, radiator, wall mounted towel rail, window to side aspect, fully tiled walls.

**BEDROOM 2 (14' 0" X 10' 1") OR (4.27M X 3.07M)**

Coved and smooth finish ceiling, UPVC double glazed window to front aspect, ceiling light point, wall mounted panelled radiator, range of fitted bedroom furniture, his and hers bedroom units, range of wardrobes to one wall, linen box, wardrobe with mirrored glass, power points, television aerial point.

**BATHROOM (11' 3" MAX X 7' 7") OR (3.44M MAX X 2.31M)**

Ceiling light point, fully tiled walls, two windows to side aspect, four piece suite comprising enclosed shower cubicle with Mira fitments, panel enclosed bath, low level flush WC and wash hand basin. Radiator with towel rail above, wall light point with shaver adjacent.

**KITCHEN (14' 0" X 12' 2") OR (4.27M X 3.71M)**

Coved and textured ceiling, two LED strip light points, comprehensive range of eye level and floor mounted Kitchen units in a light wood effect finish with laminate roll top work surfaces and tiled splash backs. One and half bowl sink unit with swan neck mixer tap. Eye level AEG double oven with grill, AEG four burner hob, kick board skirting heater, integrated fridge/freezer, under cupboard lighting, wall mounted Potterton boiler built within kitchen units, corner display unit, television point, numerous power points, UPVC double glazed window facing the Southern aspect, additional double glazed window overlooking the rear garden. Double glazed door provides access to the:

**CONSERVATORY (8' 3" X 10' 11") OR (2.51M X 3.33M)**

Of UPVC double glazed construction under a pitched poly-carbonate roof, good range of storage cupboards, space and plumbing for dishwasher, washing machine and space for a tumble dryer. Tiled flooring, wall lights and power points, door provides access to rear garden.

**OUTSIDE**

Outside water tap, security lighting and wall lanterns with a large patio area in turn leading to an area of lawn with storage shed located to rear of garage and benefits from light and power and measures 4.2m x 2.81m. Path provides access to two large summer houses with light and power. The first measures 3.5m x 3m and has glazed windows to three sides and the second looks toward the property and also has windows to three sides and should benefit from the evening sun. The garden is well screened and very private and is enclosed by panelled fencing to three sides.

**THE APPROACH**

Access is provided over a Tarmac drive and has parking for two vehicles and continues through double opening gates providing further parking areas and in turn leading to the detached garage. Low level wall to front boundary, snaking path to front door entrance, grass inserts and well maintained shrub and plant borders provide an attractive approach.

**GARAGE**

Roller shutter door, power and lighting, brick construction under a pitched and tiled roof, glazed window to rear.

**DIRECTIONAL NOTE**

From our office in New Milton turn right at the town centre traffic lights (Station Road) heading south, turn right at the roundabout onto Lymington Road then take the second turning left into Becton Lane. The property will be seen on your left hand side.

**TENURE**

The resale tenure for this property is Freehold



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.

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is D60



ROSS NICHOLAS & COMPANY 01425 625500  
TOTAL FLOOR AREA : 1324 sq.ft. (123.0 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.  
Made with Metropix ©2023

Ross Nicholas & Company Limited  
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.