



**42 Barton Drive, Barton On Sea, New Milton, Hampshire. BH25 7JJ**

**£469,950**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500







**42 Barton Drive, Barton On Sea, New Milton, Hampshire.  
BH25 7JJ**

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A vacant detached two bedroom bungalow situated in a pleasant location in Barton on Sea. The property benefits from a Garage and an attractive, well stocked, mature garden. Viewing recommended by sole agent.





## ENTRANCE PORCH

Undercover Entrance Porch with outside wall light, UPVC double glazed door provides access to:

## ENTRANCE HALL (9' 0" X 6' 2") OR (2.74M X 1.89M)

Ceiling light point, access to loft with drop down ladder. Wall mounted Drayton central heating thermostat, double panelled radiator, telephone connection point, double opening cupboards provide access to coats and general broom cupboard, power points, Fire Angel smoke detector and door provides access to:

## SITTING ROOM (15' 1" X 12' 7") OR (4.60M X 3.84M)

Ceiling light point, two sets of UPVC double glazed windows facing front and side aspects. Double panel radiator beneath window facing front with independent thermostat. Power points, TV aerial connection point, serving hatch through to kitchen, fireplace surround with adjoining coal effect gas fire, two wall light points.

## KITCHEN (16' 2" X 9' 4") OR (4.92M X 2.84M)

LED ceiling light, dual aspect room with double glazed windows facing rear and side aspects. Comprehensive range of eye level and floor mounted kitchen units with wood grain effect roll top work surfaces with stainless steel sink with single drainer and swan necked mixer. Fitted fan assisted oven and grill with Neff ceramic four ring hob to one side with filter hood above. Tiled splash back. Floor standing Zanussi washing machine, floor standing upright fridge/freezer, double panelled radiator with independent thermostat, double opening doors provide access to boiler/airing cupboard housing the Potterton gas fired central heating boiler and factory lagged hot water cylinder beneath with digital programmer to one side. Tiling to half height in kitchen and multi-glazed door provides access to:

## SUN ROOM (19' 8" X 6' 9") OR (5.99M X 2.05M)

Sun Room/Lean-to of timber framed construction with single glazed windows and double opening casement doors to gardens. Window openers, pitched Polycarbonate roof, wall light point.

## BEDROOM 1 (13' 5" X 11' 1") OR (4.10M X 3.38M)

Ceiling light point with two way switching. Double glazed windows facing front and side aspects with fitted vertical blinds and curtains to windows. Radiator with independent thermostat, range of built-in fitted wardrobes, power points.

## BEDROOM 2 (11' 6" X 11' 5") OR (3.51M X 3.48M)

UPVC double glazed window overlooking rear garden aspect, fitted curtains, radiator with independent thermostat, two way light switching, two sets of double opening built-in wardrobes with hanging rail and storage cupboard above.

## SHOWER ROOM (5' 0" X 5' 7") OR (1.53M X 1.70M)

Ceiling light, opaque UPVC double glazed window facing side aspect. White suite comprising shower cubicle with bi-fold shower door with Bristan shower mixer bar with adjustable shower attachment above. Bidet, wash hand basin with monobloc mixer tap, shaver socket above and vanity unit beneath. Tiling to full height. Heated chrome effect towel rail with electric element.

## SEPARATE WC (5' 7" X 2' 7") OR (1.70M X 0.80M)

Ceiling light point, UPVC double glazed window facing side aspect, fully tiled walls, Vinyl cushion flooring, low level WC with concealed cistern and push button flush, wall mounted wash hand basin with hot and cold tap with mirror above.

## OUTSIDE

Double wrought iron gates provide access to a paved driveway which in turn leads to:

## GARAGE (16' 8" X 9' 5") OR (5.09M X 2.88M)

Single garage accessed by up and over door with personal door to rear garden, glazed window to one side, garage benefits from light and power and provides access to safety trip consumer unit, electric meter and gas meter.

## FRONT GARDEN

Laid to lawn with well stocked and maintained shrub borders.

## REAR GARDEN

A patio adjoins the rear of the property with well shaped lawn and established shrub borders, greenhouse and vegetable patch located behind the garage. Outside water butts.

## DIRECTIONAL NOTE

From our office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Continue over at the traffic lights into Barton Court Avenue and approximately 6th turning right into Barton Drive.

## 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.

## 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



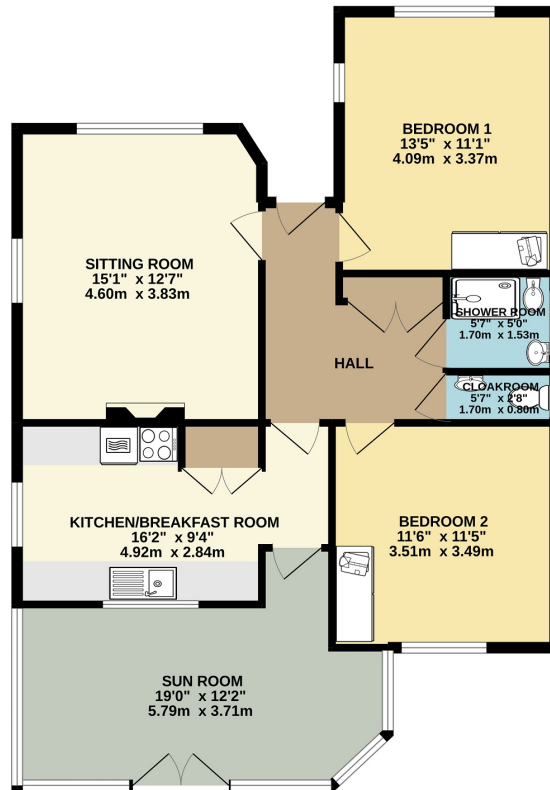
## COUNCIL TAX

The council tax for this property is band D

## EPC RATING

The EPC rating for this property is D64

GROUND FLOOR  
912 sq.ft. (84.7 sq.m.) approx.



ROSS NICHOLAS & COMPANY

TOTAL FLOOR AREA : 912 sq.ft. (84.7 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 & Company Limited**  
334 Lymington Road, Highcliffe, Dorset, BH23 5EY  
01425 277 777  
[highcliffe@rossnicholas.co.uk](mailto:highcliffe@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.