



Lancastria, 5 First Marine Avenue, Barton On Sea, Hampshire. BH25 7DP

Guide Price £650,000



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





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A spacious detached three bedroom bungalow located within 100 metres of Barton on Sea Cliff Top and enjoying numerous features including entrance hall, sitting room, separate dining room, kitchen, shower room, conservatory, garage with workshop/office, large enclosed rear garden, off road parking, Sole Agents, Vacant Possession.



ENTRANCE PORCH

Accessed via UPVC double glazed double opening doors. Obscure glazed window to side elevation, ceiling light, tiled flooring, glazed door with matching side panel providing access to:

ENTRANCE HALL

Pull down ladder, panelled radiator, recessed lighting. Linen cupboard.

SITTING ROOM (15' 5" X 12' 11") OR (4.69M X 3.93M)

Aspect to the rear elevation. Recessed lighting, power points, wall lights, programmer and time clock for central heating. Fitted electric fire with tiled surround, hearth and mantel. Sliding UPVC double glazed doors providing access to:

CONSERVATORY (12' 3" X 7' 5") OR (3.74M X 2.26M)

Polycarbonate roof with skylight, UPVC double glazed construction with double opening French doors leading to patio and rear garden. Power points.

DINING ROOM (11' 11" X 8' 11") OR (3.63M X 2.71M)

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

KITCHEN (11' 7" X 6' 10") OR (3.53M X 2.09M)

Aspect to the side elevation through UPVC double glazed window. False ceiling incorporating concealed lighting. One and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along one wall with base drawers and cupboards beneath. Integrated dishwasher. Four ring gas hob with extractor fan over. eye level storage cupboards. Additional work surfaces with stainless steel electric oven. Integrated under counter fridge. Part tiled wall surrounds, larder cupboard with recess for freezer. Shelving and obscure window to side. From the kitchen there is a UPVC double glazed door providing access to a covered side entrance.

BEDROOM 1 (14' 6" X 10' 11") OR (4.43M X 3.32M)

Aspect to the front and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, range of bedroom furniture incorporating bed recess, bedside cabinet, two double and one single wardrobe units with hanging rails and shelving, dressing table with drawers and cupboard beneath. Panelled radiator, power points.

BEDROOM 2 (10' 2" X 10' 11") OR (3.10M X 3.34M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, panelled radiator, bedroom furniture incorporating bed recess, bedside cabinets and storage cupboards over. One double one single wardrobe unit and dressing table incorporating drawers and fitted mirror.

BEDROOM 3 (12' 2" X 7' 10") OR (3.72M X 2.38M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, recessed wardrobe unit.

SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, recessed lighting, fully tiled wall surrounds, large double walk-in shower cubicle with sliding shower screen and fitted Mira shower unit. Heated towel rail, low level WC with concealed cistern, wash hand basin with storage cupboards beneath and to side. Wall mounted storage cupboard, large mirror, light.

OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with a selection of shrubs. The garden is enclosed behind panelled fencing and low brick walling to the front boundary. A brick paved driveway provides off road parking for approximately four cars and access to:

GARAGE

Remote controlled up and over door, power and light. Personal door leading to covered side porch which provides access to both front and rear elevations. To the rear of the garage there is a WORKSHOP/OFFICE with power and light and aspect to the rear elevation.

REAR GARDEN

To the rear of the property is a brick paved patio area with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is bounded by both close board and panelled fencing. Outside light and Summerhouse. The garden is one of the main features of the property and enjoys a secluded and sunny aspect.

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 into Station Road. Take the second turning right into Barton Court Road, proceed on and at the traffic lights cross over into Barton Court Avenue. On reaching Grove Road on the left turn into Grove Road then first right into First Marine Avenue.

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.





GROUND FLOOR
1349 sq.ft. (125.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1349 sq.ft. (125.3 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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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.