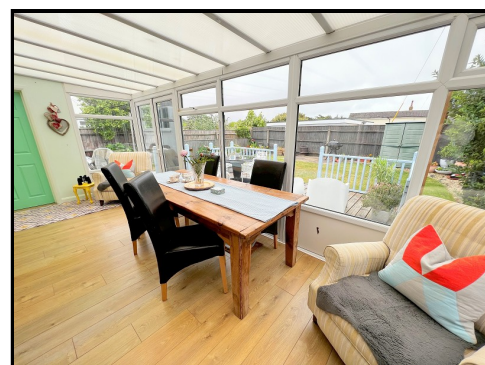




1a First Marine Avenue, Barton On Sea, New Milton, Hampshire. BH25 7DP

Guide Price £565,000



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





Proposed West Elevation
Scale 1:50 @ A1



Proposed South Elevation
Scale 1:50 @ A1



Proposed East Elevation
Scale 1:50 @ A1



Proposed North Elevation
Scale 1:50 @ A1

Scale Legend



Client: Mr & Mrs Boffa
Address: 1a First Marine Avenue Barton On Sea, Hants. BH25 7DP
Project: Extension to ground and first floor The Proposed Elevation
Drawing No: 01-10-100-0001-001
Drawn By: William Lunn 17/05/2016
Date: 16/10/2016
Scale: 1:50 Reduced @ A1

7DESIGN Architectural & Planning
www.7design.co.uk

1a First Marine Avenue, Barton On Sea, New Milton, Hampshire. BH25 7DP

Guide Price **£565,000**

DEVELOPMENT POTENTIAL. A detached two bedroom bungalow superbly located within 50 metres of Barton on Sea cliff top and benefiting from approved planning permission to create a four bedroom detached chalet residence offering sea views. Features of the property include Entrance Hall, Lounge/Dining Room, Shower Room, Kitchen, Conservatory, east facing garden, off road parking, Garage.



ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screens. Hatch to loft area, ceiling light, single panelled radiator, power points.

LOUNGE/DINING AREA (12' 0" X 17' 1") OR (3.67M X 5.21M)

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

KITCHEN (15' 8" X 9' 5") OR (4.78M X 2.86M)

Smooth finished ceiling, recessed lighting, ceramic single bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboard beneath. Recess for electric cooker, dishwasher, washing machine and tumble dryer over. Eye level storage cupboards. Recess for American style fridge/freezer, tiled wall surrounds, panelled radiator, UPVC double glazed French doors providing access to:



CONSERVATORY (20' 3" X 9' 9") OR (6.17M X 2.97M)

Polycarbonate roof of UPVC double glazed construction. UPVC double glazed French doors providing access onto the rear garden. Power points and door providing access into garage.

BEDROOM 1 (11' 4" X 11' 1") OR (3.46M X 3.39M)

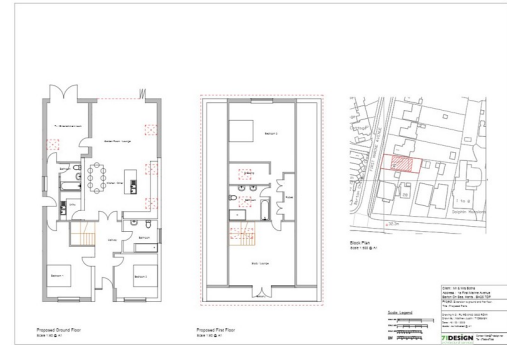
Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, power points, panelled radiator.

BEDROOM 2 (9' 4" X 8' 8") OR (2.84M X 2.63M)

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

SHOWER ROOM

Obscure UPVC double glazed window to side elevation. Ceiling light, large walk-in open shower with thermostatically controlled shower unit. Wash hand basin with monobloc mixer tap, low level WC, large wall mounted mirror with lighting over, heated towel rail, tiled flooring.



OUTSIDE

The front elevation is designed for easy maintenance having slate chippings providing two off road parking spaces with a driveway providing additional parking for additional cars and access to the garage. The front garden is enclosed by brick walling, close board and panelled fencing, outside light and personal gate providing access along the side elevation into the rear garden. Adjoining the rear of the property is a raised decking area with the remainder of the garden being laid to shrub and flower beds. The garden is bounded behind both close board and panelled fencing and there is a paved patio area located on the rear boundary.

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 and take the second turning right into Barton Court Road then proceed down to the traffic lights and cross over into Barton Court Avenue and continue until reaching Grove Road on the left, turn into Grove Road and First Marine Avenue is off Grove Road.

PLEASE NOTE

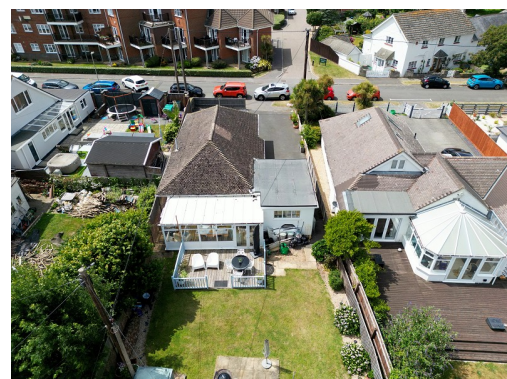
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

COUNCIL TAX

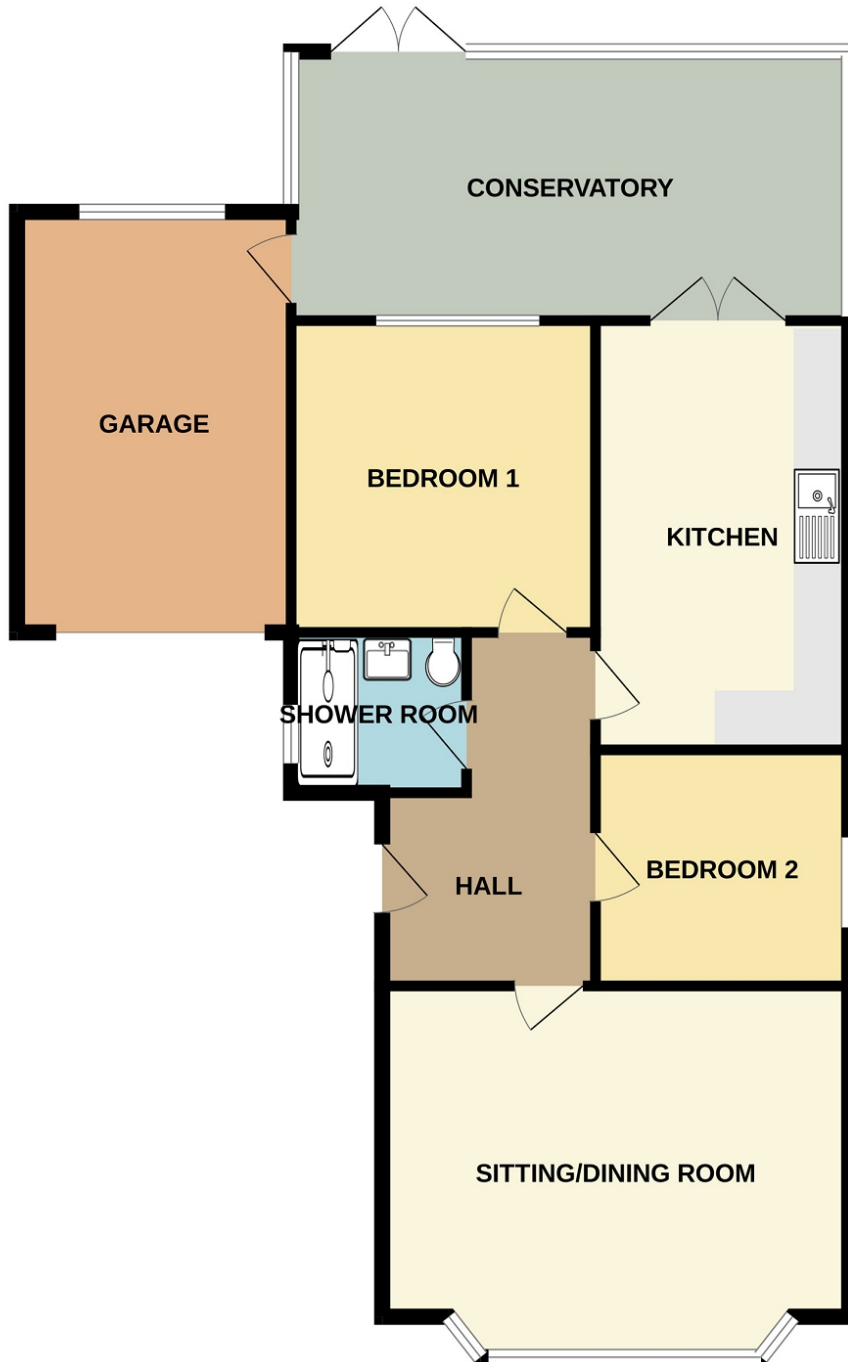
The council tax for this property is band D

EPC RATING

The EPC rating for this property is D61



GROUND FLOOR
1050 sq.ft. (97.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS NEW MILTON

TOTAL FLOOR AREA : 1050 sq.ft. (97.5 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.