



**18 Vectis Road, Barton On Sea, New Milton, Hampshire. BH25 7QF**

**Guide Price £698,500**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
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A modern and recently extended four bedroom, two reception room, two bathroom chalet house situated within attractive gardens and located in a peaceful residential located within a short level walk to Barton Cliff Top offering stunning views over Christchurch Bay.



## ENTRANCE PORCH

Undercover Entrance Porch with outside light provides access to traditional solid wood front door with diamond shaped leaded light window with brass door furniture.

## ENTRANCE HALL (24' 11" X 3' 5") OR (7.60M X 1.03M)

Coved and smooth finished ceiling, two ceiling light points, mains vaulted heat detector, modern style radiator with independent thermostat, attractive wood plank effect laminate flooring, power points, openings provide access to dining room and sitting room, door provides access to walk-in storage cupboard which benefits from coved and textured ceiling, ceiling light point, UPVC double glazed window, power point, ideal for additional chest freezer or plug-in electric hover. Fitted shelving. Door to:

## KITCHEN (15' 0" X 10' 11") OR (4.58M X 3.33M)

Modern fitted kitchen with smooth finished ceiling with numerous LED downlights. Dual aspect room providing a fantastic South/Easterly aspect flooding the room with natural light and providing a delightful view of the front garden and street scene. Comprehensive range of floor mounted and eye level kitchen units with contrasting roll top work surface with matching single bowl sink unit with single drainer and chrome effect mixer tap. Fitted stainless steel Smeg Range style cooker with six burner gas hob with glass splash back above with full size extractor with oven and grill beneath. Space and plumbing for automatic washing machine, space for upright fridge and freezer, space for dishwasher if required. Tiled splash backs, double panelled radiator with independent thermostat, numerous power points.

## BEDROOM FOUR / STUDY (9' 11" X 9' 1") OR (3.02M X 2.76M)

Ground floor bedroom with ceiling light, dual aspect room with windows to the West and North. Double panelled radiator, power points, would make an ideal home office or bedroom.

## SHOWER ROOM (6' 10" X 6' 0") OR (2.09M X 1.83M)

Smooth finished ceiling, four LED ceiling downlights, opaque UPVC double glazed window facing rear aspect, full size shower cubicle providing access to chrome effect shower mixer bar with adjustable shower attachment and overhead rainwater shower, tiling to full height to two walls with remainder of the walls to half height. Low level WC, wash hand basin with monobloc mixer tap with vanity unit beneath, chrome effect towel rail.

## DINING ROOM (11' 10" X 10' 10") OR (3.60M X 3.30M)

Coved and smooth finished ceiling, ceiling light, double opening UPVC double glazed doors providing a fantastic aspect overlooking the rear garden and patio area. Additional double glazed window facing side aspect. Double panelled radiator with independent thermostat, power points.

## SITTING ROOM (12' 0" X 24' 3") OR (3.66M X 7.40M)

A fantastic sized Sitting Room with two deep bays overlooking the South facing front garden with additional double glazed window facing a Westerly aspect. Coved and smooth finished ceiling, two ceiling light points, two double panelled radiators both with independent thermostats, telephone connection point including Broadband connection point, power points, TV aerial point, satellite connection point, half turn staircase in a hardwood finish with glazed inserts and hardwood bannisters leading to first floor landing.

## LANDING

Two ceiling light points, mains voltage smoke detector, Honeywell central heating thermostat, continuation of Oak veneered doors with chromed door furniture and hatch provides access to eaves storage space and door provides access to:

## BEDROOM 1 (16' 1" X 11' 1") OR (4.89M X 3.39M)

Sloping ceilings to front and rear with dormer windows facing front and rear garden aspects providing fantastic light and cross ventilation. Higher than average ceiling, eaves storage cupboard, TV connection point, power points, double panelled radiator with independent thermostat.

## BEDROOM 2 (16' 1" X 12' 2") OR (4.90M X 3.72M)

Another fantastic sized double bedroom with sloping ceilings to front and rear providing cross ventilation with double panelled radiator with independent thermostat, numerous power points, TV aerial connection point.

## BEDROOM 3 (15' 1" X 12' 1") OR (4.60M X 3.68M)

A fantastic sized double bedroom with sloping ceilings to two sides with fantastic ceiling height with ceiling light point, UPVC double glazed window overlooking rear garden aspect, double panelled radiator beneath with independent thermostat, power points, TV aerial connection point.

## BATHROOM

Smooth finished ceiling, numerous LED downlights which also illuminate the dormer window area with UPVC double glazed window facing front aspect with window seat beneath. Tiling to full height over bath area, white suite comprising panelled enclosed bath with mixer tap and shower attachment, low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap, chrome effect towel rail, shaver socket, ceiling extractor.

## OUTSIDE

A sizeable gravel drive provides off road parking for approximately three vehicles with the remainder of the garden laid to lawn with bushes providing screening from neighbouring properties and street scene. Low level dwarf walling to front boundary, footpath to side, access and paved path provides access to CAR PORT which provides a sheltered under cover area to the front door entrance with wrought iron gate leading to rear garden and outside storage cupboard which provides access to the gas, electric meters, safety trip consumer unit and to the modern Glow Worm combination gas fired central heating boiler. Room benefits from power and light.

## 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.



## REAR GARDEN

An extensive patio adjoins the rear of the property which then provides access to the level lawned garden which is mainly enclosed by brick walling and a small area of panelled fencing. The rear garden is well stocked with flower and shrub borders which are stunning at this time of the year as seen in the photographs. Sizeable greenhouse to one corner, rear garden benefits from outside water tap, outside lights, timber garden storage shed and please note there is a large hard standing area to the right-hand side of the property which used to be for the double length garage which could also be re-used for another sectional garage or outbuilding if required.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with Old Milton Green. Turn right and continue until reaching Western Avenue on the left then take the third turning right into Vectis 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.

## TENURE

The resale tenure for this property is Freehold

## COUNCIL TAX

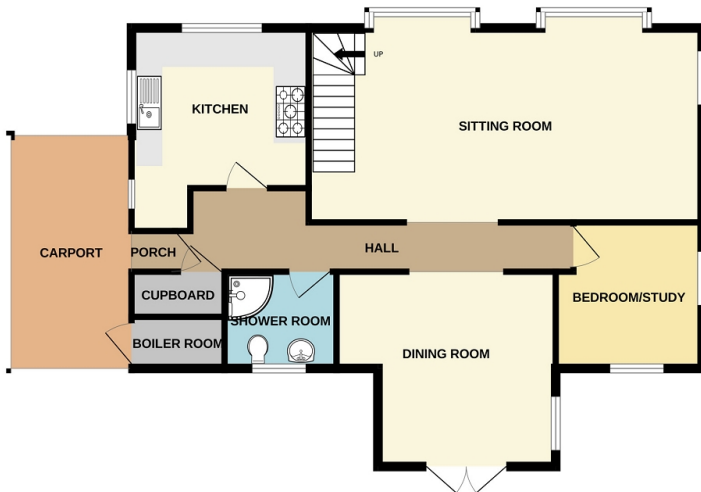
The council tax for this property is band D

## EPC RATING

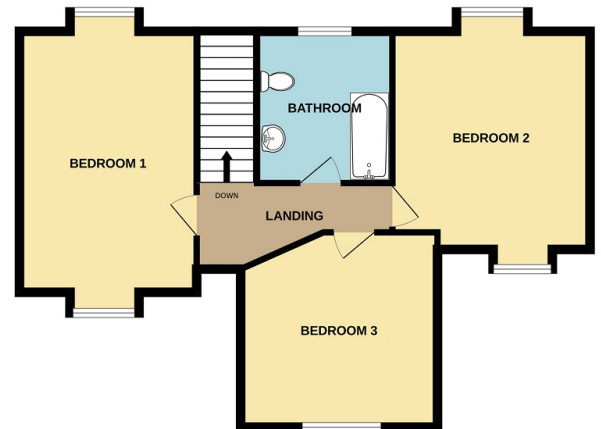
The EPC rating for this property is C72



GROUND FLOOR  
925 sq.ft. (85.9 sq.m.) approx.



1ST FLOOR  
659 sq.ft. (61.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1584 sq.ft. (147.2 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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