



**3a White Knights, Barton On Sea, New Milton, Hampshire. BH25 7HA**

**Guide Price £459,950**



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





## **3a White Knights, Barton On Sea, Hampshire. BH25 7HA**

**Guide Price £459,950**

A spacious three bedroom semi-detached house located within a short distance of Barton Cliff top. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Dining Room, Conservatory, Kitchen/Breakfast Room, Utility Room, En-Suite Shower Room, Bathroom, off road Parking, Garage and Gardens, Sole Agents, Vacant possession.



## ENTRANCE HALL

UPVC double glazed front door provides access to Entrance Hall. Staircase to first floor, smooth finished ceiling, ceiling light, smoke detector, panelled radiator, power points, under stairs storage cupboard.

## CLOAKROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, low level WC, wash hand basin with tiled splash back, panelled radiator.

## SITTING ROOM (18' 8" X 12' 2") OR (5.70M X 3.70M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, two panelled radiators, electric flame effect fire with surround, hearth and mantel. TV aerial point, double opening doors providing access to:

## DINING ROOM (13' 11" X 10' 9") OR (4.24M X 3.28M)

Smooth finished ceiling, ceiling light, two wall light points, panelled radiator, power points, UPVC double glazed double opening doors providing access to:

## CONSERVATORY (10' 3" X 8' 8") OR (3.12M X 2.64M)

UPVC double glazed construction with vaulted ceiling with light and pan. Double opening French doors providing access onto patio and garden beyond. Power points, wall light.

## KITCHEN

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light. One and a half bowl single drainer stainless steel sink unit set into a work surface along three walls with range of base drawers and cupboards beneath. Fitted Bosch dishwasher, electric double oven, four ring gas hob with extractor fan over. Part tiled wall surrounds, tiled flooring, panelled radiator, power points, cupboard housing Worcester/Bosch gas fired boiler with programmer and time clock. Obscure double glazed door to side elevation. Openway through to :

## UTILITY AREA

Aspect onto side elevation through UPVC double glazed window. Smooth finished ceiling, recessed light, single bowl single drainer stainless steel sink unit with working surface, storage cupboards beneath and recess for washing machine. Modern consumer unit, tiled flooring, double opening coats cupboard with hanging rail and shelf.

## FIRST FLOOR LANDING

Smooth finished ceiling, ceiling light, panelled radiator, power points, airing cupboard housing Megaflo hot water cylinder with slatted shelving.

## BEDROOM 1 (17' 1" X 12' 5") OR (5.21M X 3.78M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, single panelled radiator, power points, fitted double wardrobe unit with hanging rail and shelf.

## EN SUITE SHOWER ROOM (3' 10" X 7' 6") OR (1.18M X 2.28M)

Fully tiled wall surrounds, smooth finished ceiling, ceiling light, low level WC, pedestal wash hand basin, panelled radiator, shower cubicle with folding shower screen.

## BEDROOM 2 (11' 3" X 11' 2") OR (3.44M X 3.40M)

UPVC double glazed window. Smooth finished ceiling, ceiling light panelled radiator, power points, double wardrobe unit with hanging rail and shelf.

## BEDROOM 3 (10' 4" X 8' 8") OR (3.14M X 2.64M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, hatch to loft area and recessed single wardrobe unit with hanging rail and shelf.

## BATHROOM (9' 6" X 7' 3") OR (2.90M X 2.21M)

Obscure UPVC double glazed window to rear, smooth finished ceiling, ceiling light, extractor fan, panelled bath unit with monobloc mixer tap. Shower attachment, low level WC, pedestal wash hand basin, tiled wall surrounds, panelled radiator.

## OUTSIDE

The front elevation is designed for ease of maintenance and has a shrub and flower bed, enclosed behind fencing and low brick walling, brick paved driveway providing off road parking for two to three cars and this continues along the side elevation which in turn leads to:

## GARAGE

Up and over door, power and light, window to rear elevation, personal door leading to:

## REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden designed for easy maintenance having artificial grass, shrub and flower beds. A raised pathway provides access to the rear boundary. The garden is enclosed behind close board panelled fencing and benefits from water tap.

## 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.

## EPC RATING

The EPC rating for this property is C71



## DIRECTIONAL NOTE

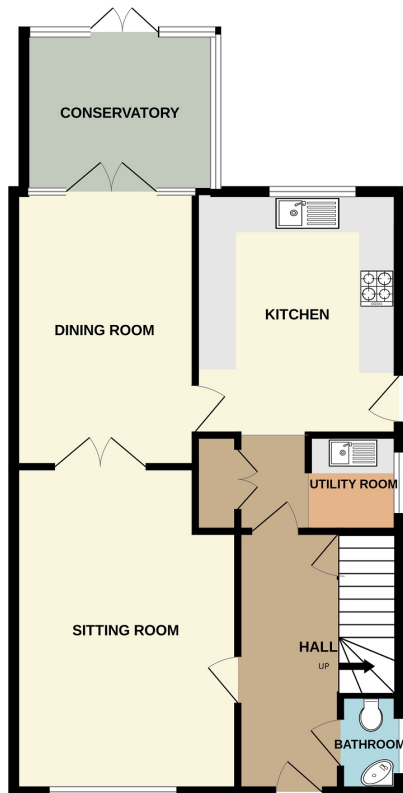
From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road, proceed down to the traffic lights and cross over into Barton Court Avenue taking the 5th turning left into White Knights.

## PLEASE NOTE

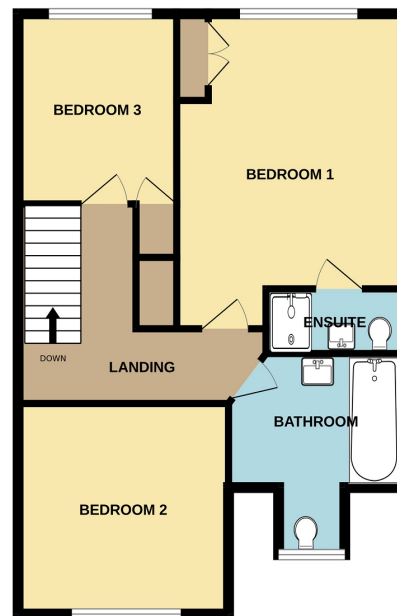
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore no guarantee can be given that they are in working order. Photographs have been proceed for general information and it cannot be inferred that any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



GROUND FLOOR  
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR  
631 sq.ft. (58.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1404 sq.ft. (130.5 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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