



6 Solent Drive, Barton On Sea, New Milton, Hampshire, BH25 7AW.

£965,000



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





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Hampshire, BH25 7AW.**

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A beautifully refurbished and extended three bedroom detached chalet property situated in a sought after location in Barton on Sea within easy reach of Barton Cliff top and Long Meadow. Online 3D Tour available.



ENTRANCE PORCH

Double glazed glass inserts and concealed lighting provides an impressive grand entrance to this property. Door provides access to:

ENTRANCE HALL (15' 0" x 5' 5") or (4.56m x 1.66m)

Two LED downlights, smoke detector, attractive wood tiled effect flooring throughout the ground floor with underfloor heating. Staircase to first floor landing, stainless steel switches and sockets with Oak framed bannisters with glass inserts and feature tiered display shelving providing separation from living space and Entrance Hall, door to ground floor Master Bedroom and room continues to provide access to:

SITTING ROOM (17' 7" x 20' 0") or (5.37m x 6.10m)

Continuation of smooth finished ceiling, numerous LED downlights. Recessed wood burning stove with wooden mantel above with polished granite stone beneath, numerous power points, TV aerial points all in stainless steel finish including BT phone socket and Broadband connection point. Continuation of wood effect tiled flooring, digital heat control for under floor heating and programmer, double opening French doors provide access to rear garden, under stairs recess and room continues to provide access to:

DINING ROOM (10' 6" x 12' 3") or (3.21m x 3.73m)

Impressive in size. Light and airy with natural light benefiting from a stunning view overlooking the rear garden which then continues to provide access to the open plan kitchen. Room benefits from smooth finished ceiling, numerous LED downlights, three large UPVC double glazed floor to ceiling height windows flooding the room with natural light. Continuation of wood effect tiled flooring with under floor heating, power points and door provides access to:

UTILITY ROOM (10' 4" x 4' 11") or (3.15m x 1.50m)

Smooth finished ceiling, numerous LED downlights with automatic PIR sensor. Fully tiled floor which continues throughout the ground floor accommodation except for Bedroom One. Two sets of UPVC opaque windows facing side aspect. Comprehensive range of eye level and floor mounted kitchen units in light grey with stainless steel handles with laminate grey roll top work surfaces with inset Belfast sink with free standing monobloc mixer tap above. Newly fitted Worcester combination gas fired central heating boiler, space and plumbing for stackable washing machine and tumble dryer. Mains voltage heat and carbon monoxide detector. Wall mounted Heatmiser Digital thermostat controlling the under floor heating, broom cupboard/Hoover cupboard with additional cupboard to one side with roll top work surface over. Door provides access to ground floor cloakroom.

CLOAKROOM (5' 10" x 3' 4") or (1.79m x 1.02m)

Smooth finished ceiling, two ceiling LED downlights, ceiling extractor, opaque UPVC double glazed window to side aspect, fully tiled flooring with matching half tiled walls, low level WC with push button flush. Integrated wash hand basin with monobloc mixer tap to one side with vanity unit beneath. Bathroom fittings.

KITCHEN (23' 0" x 13' 11") or (7.01m x 4.23m)

A stunning room which flows with the rest of the property being open planned with numerous ceiling downlights and low level kick board lighting, heat detector and the room flooded with natural light with sliding doors with matching side screens providing a fantastic view over the rear garden. Contrasting dark grey kitchen units with bridge white roll top work surfaces with integrated sink unit which is a dual bowl with integrated drainer to work top with swan necked mixer tap above in black. Stainless steel switches and sockets, Heat Miser digital underfloor heating thermostat, fitted twin AEG ovens with digital programmer comprising two fan assisted electric ovens, two double opening grills with storage cupboards above and four pan drawers beneath. Integrated full size fridge and separate full size freezer. Integrated full size dishwasher, pull-out re-cycling bins, fitted AEG ceramic induction hob fitted to island unit with nest of nine drawers beneath including cutlery drawers and pan drawers which is back to back with additional six storage drawers to the other side with wine fridge with glazed door facing the dining room area. Continuation of tiled flooring, matching upstands to work tops. Double opening pantry cupboard with shelving and storage drawers within.

BEDROOM 1 (15' 8" x 10' 0") or (4.78m x 3.05m)

Smooth finished ceiling, six LED downlights, UPVC double glazed window facing front garden aspect and driveway with newly fitted double panelled radiator with independent thermostat. Wall mounted digital central heating thermostat, recess designed for fitted wardrobe, TV aerial point and opening provides access to:

EN SUITE SHOWER ROOM (10' 11" x 4' 0") or (3.32m x 1.21m)

Four LED downlights, ceiling extractor, UPVC double glazed window facing side aspect, tiling to half height, fully tiled floor, larger than average wash hand basin with monobloc mixer tap with two vanity drawers beneath. Backlit mirror above, heated towel rail in white with independent thermostat, Under floor heating including the shower cubicle, low level WC with concealed cistern with push button flush and frameless glazed door provides access to the flush fitting shower tray with tiling to full height and overhead rainwater shower and wall mounted shower attachment. Soap recess, chrome effect shower mixer controls.

FIRST FLOOR LANDING (6' 6" x 7' 3") or (1.98m x 2.22m)

Two LED downlights, smoke detector. Opaque UPVC double glazed window facing side aspect and door provides access to:



BEDROOM 2 (20' 3" x 11' 11") or (6.18m x 3.63m)

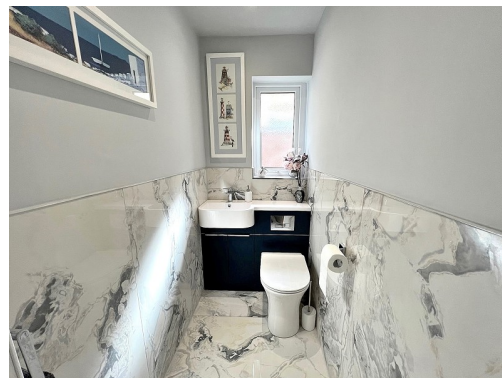
A stunning dual aspect room with triangular shaped end gable window with stunning view over rear garden and sports grounds of Durlston Court School behind. Double glazed window facing side aspect with window shutter. Double panelled radiator with independent thermostat, numerous power points, TV aerial point. Wall mounted digital central heating thermostat, numerous LED downlights and hatch provides access to services in loft

BEDROOM 3 (12' 9" x 9' 8") or (3.88m x 2.95m)

Large double glazed window facing front aspect with additional double glazed window facing rear garden with fitted window shutters. Double panelled radiator with independent thermostat, numerous power points, TV aerial connection point, door provides access to sizeable loft area which is illuminated by LED strip light.

BATHROOM (8' 10" x 5' 3") or (2.69m x 1.61m)

Smooth finished ceiling with four LED downlights, wall mounted extractor, fully tiled walls and flooring, low level WC with concealed cistern with push button flush. Oversized wash hand basin with monobloc mixer tap with vanity unit beneath. Panelled enclosed shower bath with matching shower screen with central bath filler. Pop up waste, shower attachment and overhead rainwater shower. Opaque double glazed window facing side aspect, heated towel rail with independent thermostat, wall mounted back-lit mirror, tiled recess.



OUTSIDE

Attractive block paved drive provides off road parking with further parking area and sizeable gravel area which is edged by imitation railway sleepers which provides raised borders which are well stocked with flowers and shrubs also seasonal bushes. The garden is enclosed by low level dwarf walling to front boundary with the entrance being illuminated by downlighters with the remaining boundaries being enclosed by evergreen hedging or panelled fencing. Outside soffit lights which illuminate the garage and driveway area which are operated by a PIR sensor.



REAR GARDEN

The rear garden can be accessed via both sides of the property and has been beautifully re-landscaped and attractive tiled patio finished off by block edging which is shaped to provide beautiful shrub borders and then continues to lead onto the level lawned garden which is bordered by railway sleepers and block edging providing extensive flower and shrub borders to two sides with low voltage lighting with a raised area of garden adjoining the rear boundary where a greenhouse is located with power adjacent which is screened by an ornamental Apple trees. the garden is enclosed by close boarded or panelled fencing, two outside wall lights illuminate the patio area. Outside light point, additional outside soffit light and door provides access to:



GARAGE (20' 8" x 9' 1") or (6.30m x 2.77m)

The garage benefits from a sectional electronically operated up and over door. Sizeable loft hatch provides eaves storage above which connects into the main property. Electric meter, updated safety trip consumer unit as the property has been re-wired for the current owners. UPVC double glazed window faces rear aspect, LED baton light, numerous power points.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

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.



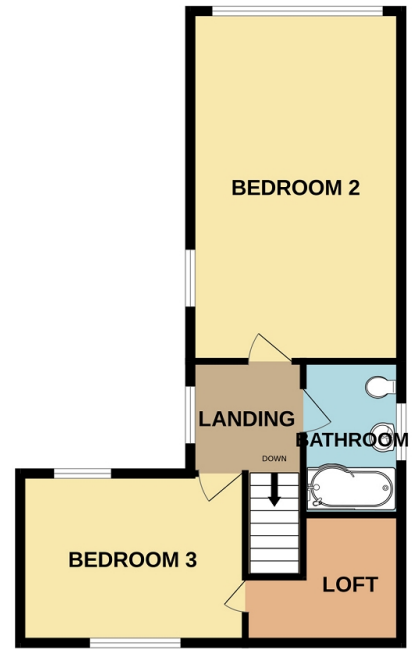
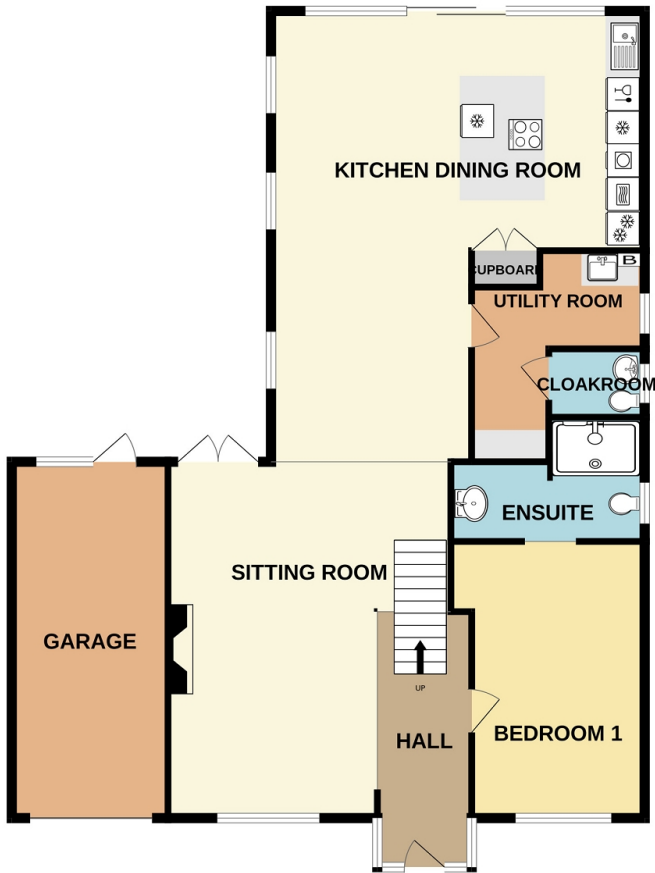
Tenure

The resale tenure for this property is Freehold.



GROUND FLOOR
1328 sq.ft. (123.4 sq.m.) approx.


1ST FLOOR
543 sq.ft. (50.4 sq.m.) approx.



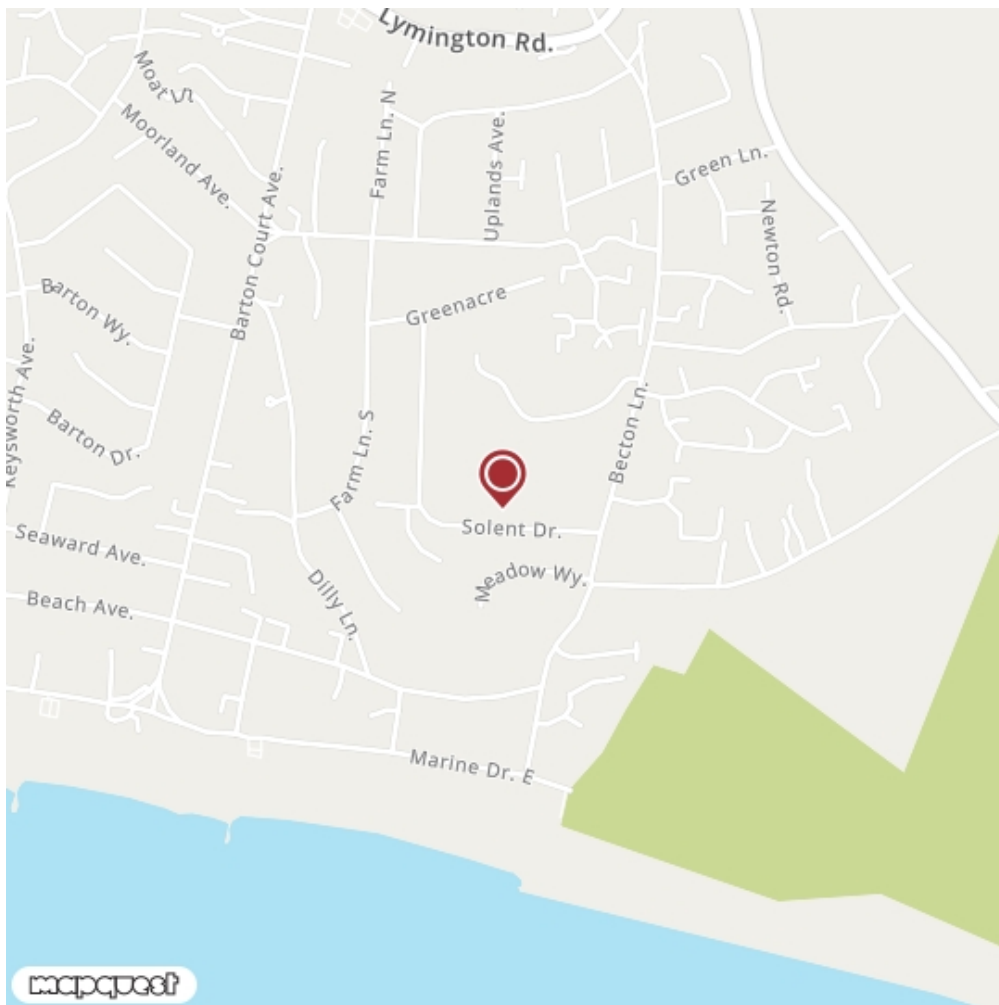
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TOTAL FLOOR AREA : 1871 sq.ft. (173.8 sq.m.) approx.

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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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