



8 The Fairway, Barton On Sea, Hampshire. BH25 7AP

£299,950



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





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An attractive 3 bedroom modern town house with garage enviably located in sought after Barton on Sea, only a short walk from the Cliff Tops and Beaches.

Priced realistically to sell. Chain free - Keys held by Sole Agent.



ENTRANCE

Outside wall lantern with sensor illuminates the front door entrance. Composite style door provides access to:

ENTRANCE HALL

Ceiling light point, smoke detector, laminate style flooring, power point, cupboard provides access to electric metre and safety trip consumer unit and also provides access to gas meter. Staircase to first floor landing and opening provides access to:

SITTING ROOM (15' 0" X 13' 0") OR (4.57M X 3.96M)

Ceiling light point, large UPVC double glazed picture window overlooking front garden aspect benefiting from a Southerly aspect with double panelled radiator beneath with independent thermostat. Continuation of laminate flooring, power points, TV aerial points, wall mounted Drayton central heating thermostat and opening provides access through to:

DINING ROOM (10' 0" X 7' 0") OR (3.05M X 2.13M)

Ceiling light point, UPVC double glazed sliding patio doors provide access to patio and rear garden. BT Openreach telephone point/Broadband point. Single panelled radiator with independent thermostat and opening provides access to:

KITCHEN (8' 0" X 8' 0") OR (2.44M X 2.44M)

Open plan to main dining area, modern fronted white gloss storage units with silver coloured handles with laminated roll top work surfaces with one and a half bowl sink unit with single drainer in white with swan necked mixer tap above. Floor standing gas cooker with four ring gas hob with grill and oven beneath with filter hood above, tiled splash backs, numerous power points, wine rack, fully tiled flooring, space for upright fridge/freezer, dishwasher, UPVC double glazed door provides access to:

UTILITY AREA

Ceiling light, UPVC double glazed window facing side garden aspect with double opening French doors providing access to patio and rear garden. Matching roll top work surface to main kitchen with storage cupboards beneath, wall mounted storage cupboard with Vinyl cushion flooring, power points. Opening provides access to washing machine cupboard with plumbing light and power.

FIRST FLOOR LANDING

Smoke alarm, ceiling light, access to loft via roof hatch. Door provides access to boiler cupboard, Potterton combination gas fired central heating boiler.

BEDROOM 1 (10' 0" X 8' 6") OR (3.05M X 2.59M)

Ceiling light point, UPVC double glazed window facing front aspect with radiator beneath with independent thermostat, power points, sliding wardrobe doors provides access to built-in storage wardrobe.

BEDROOM 2 (11' 6" X 7' 6") OR (3.51M X 2.29M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath and independent thermostat, power points, wardrobe recess with hanging rail and shelving within.

BEDROOM 3 (7' 6" X 6' 6") OR (2.29M X 1.98M)

Ceiling light point, UPVC double glazed window facing rear aspect with radiator beneath with independent thermostat, power points.

BATHROOM

Ceiling light point, high level UPVC double glazed window facing front aspect. White suite comprising panelled enclosed bath with mixer taps and shower attachment. Low level WC with push button flush. Pedestal wash hand basin with mirror fronted medicine cabinet above, shaver socket to one side, chrome effect towel rail, tiling to half height, door provides access to shelved storage cupboard above stairwell.

OUTSIDE

Lawned front garden with shaped flower and shrub borders with attractive view towards the original garden wall of the development. Footpath provides access to parking area and garage which is located in nearby block. Please note the development has a management company which looks after the green areas. The yearly maintenance charge is £302.50.

REAR GARDEN

Enclosed by close boarded fencing, gate provides access to rear passage for access. Garden is laid to gravel with sizeable Summerhouse which benefits from power. The Summerhouse has glazed windows, pitched roof and makes an ideal home office or hobbies room.

GARAGE

Situated in nearby block

VIEWING ARRANGEMENT'S

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 and take the 3rd exit at the Lyminton Road Roundabout. Take the 2nd left down Becton Lane and the Fairway will be approximately the 8th turning on the right.

VISIT OUR WEB SITE

Visit our new improved website at www.rossnicholas.co.uk



SURVEY

Require a survey? Why not contact Patrick Swift Msc.FCIOB.MRICS on 01425 278874

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

EPC RATING

The EPC rating for this property will be confirmed shortly.



ROSS NICHOLAS & COMPANY 01425 625500

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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