



10 Hengistbury Road, Barton On Sea, Hampshire. BH25 7LU

£1,395 Monthly



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





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An unfurnished two bedroom detached bungalow to let. The property benefits from a spacious sitting/dining room, modern shower room and separate WC, attractive rear gardens and garage. Located in a sought after area within easy walk of the cliff top at Barton on Sea. Available in July 2022.



UNDERCOVER RECESS

Outside light, provides access to UPVC double glazed door with letter box in turn leading to:

ENTRANCE HALL

Textured ceiling, picture rail, ceiling light point, mains voltage smoke detector, access to loft by roof hatch, power points, radiator, telephone point, glazed door provides access to:

SITTING/DINING ROOM

5.34m x 3.98m

Textured ceiling with natural coving, double panelled radiator, further single panelled radiator both with independent thermostats, coal effect gas fire with tiled mantel surround, UPVC double glazed window overlooking rear garden with additional deep bay double glazed windows with double opening casement doors providing access to Lean-to, TV aerial point.

LEAN-TO

3.24m x 1.71m

Ceiling blinds, UPVC double glazed window and double glazed door providing access and aspect over rear garden.

KITCHEN

3.90m x 2.80m

Newly fitted with comprehensive range of eye level and floor mounted kitchen units in light grey with stainless steel sink with single bowl with monobloc mixer tap with single drainer. Laminated roll top work surfaces. Fitted Candy ceramic four ring hob with stainless steel single oven and grill beneath with filter hood above. Space and plumbing for automatic washing machine, space for under counter fridge and freezer, Vinyl cushion flooring, attractive tiled splash backs, numerous power points, Built-in storage cupboard providing access to gas meter, single panelled radiator with independent thermostat, numerous power points, pan drawers, access to electric meter and fuse board and double opening doors provide access to airing cupboard. LED downlights and glazed door provides access to:

UTILITY ROOM

4.85m x 1.03m

The Utility room benefits from light and power with return door to rear garden, door provides access to shelved storage cupboard fitted with floor tiles.

BEDROOM ONE

3.97m x 3.50m

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

BEDROOM TWO

4.13m x 2.95m

Naturally coved ceiling. Textured ceiling, ceiling light point, UPVC double glazed window to front aspect with radiator beneath and independent thermostat, power points.

SHOWER ROOM

1.62m x 1.50m

Smooth finished ceiling, LED downlights, ceiling extractor, UPVC double glazed window facing front aspect with opaque glass. Fully tiled walls with Vinyl cushioned flooring. Newly fitted suite with corner shower cubicle with shower mixer and overhead rainwater shower, low level WC with push button waste. Pedestal wash hand basin with monobloc mixer tap, heated chrome effect towel rail.

SEPARATE WC

1.67m x 0.80m

Smooth finished ceiling, LED downlight, opaque double glazed window facing front aspect, low level WC with push button waste, radiator, Vinyl cushion flooring.

OUTSIDE & GARAGE

5.61m x 2.22m

A concrete drive provides off road parking for approximately two vehicles and in turn provides access to the attached single garage accessed via double opening doors. Brick construction under a flat felted roof, access to safety trip consumer unit, light and power, glazed window and door provides access to rear garden.

FRONT GARDEN

Laid to lawn, enclosed by low level box hedging and brick walling, glazed door provides access to Utility Room/Lean to. Outside wall light and outside porch light.

REAR GARDEN

The property benefits from a glorious South facing rear garden which is well screened from neighbouring properties with hard standing patio area with the remainder of the garden laid to level lawn enclosed by close boarded fencing or evergreen hedging.

VIEWING ARRANGEMENTS

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 proceed down the road until reaching the junction with A337 Christchurch Road then turn right. Proceed until reaching Sea Road on the left, turn into Sea Road then take the third turning left into Hengistbury Road.

WEB SITE

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

PLEASE NOTE

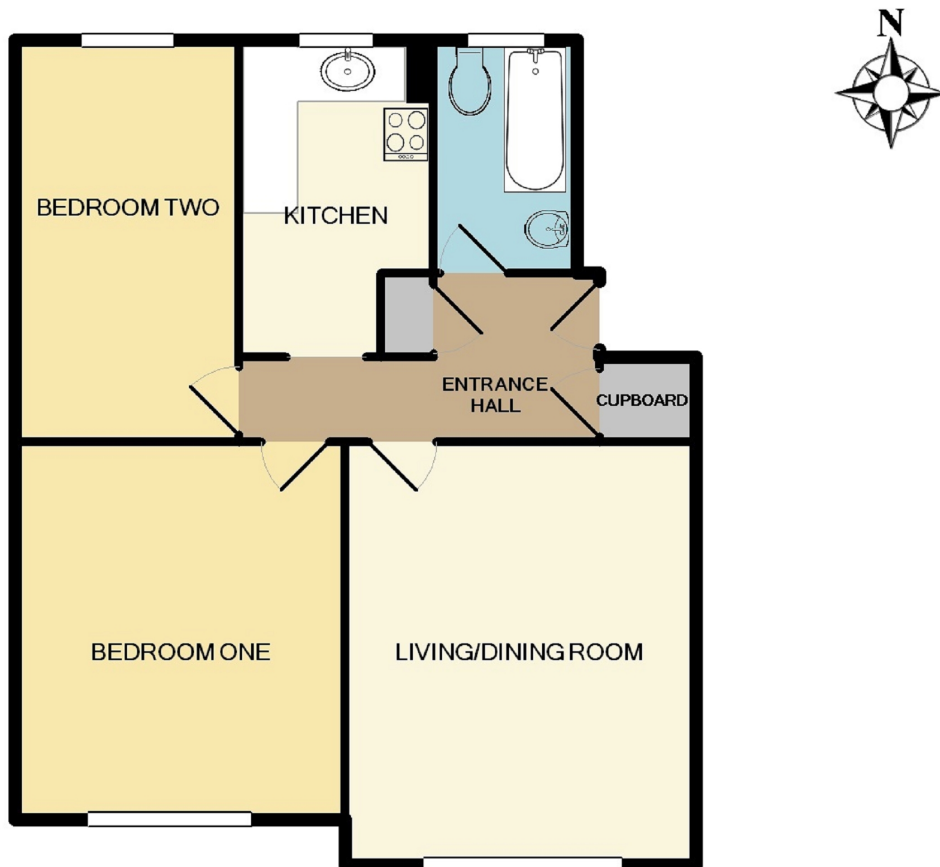
All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any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

DEPOSIT

Please note that all deposits are lodged with The Deposit Protection Service (The DPS) Further information can be found on their website www.depositprotection.com The DPS is a tenancy deposit protection scheme accredited by the Government. It is provided free of charge and funded entirely by the interest earned from deposits held in the scheme.
Complaints Procedure
Ross Nicholas & Company is a member of The Property Ombudsman. The Property Ombudsman (TPO) provides an impartial and independent service for resolving disputes. Further information can be found on their website www.tpos.co.uk

EPC RATING

The EPC rating for this property is



TOTAL APPROX. FLOOR AREA 662 SQ.FT. (61.5 SQ.M.)

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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