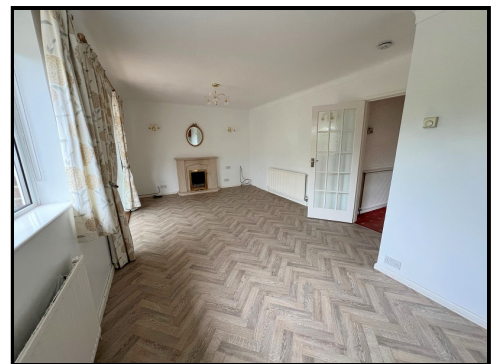




**22 Chiltern Drive, Barton On Sea, New Milton, Hampshire. BH25 7LA**

**Guide Price £450,000**



**Ross Nicholas & Company Limited**  
334 Lymington Road, Highcliffe,  
Dorset, BH23 5EY  
01425 625 500





**22 Chiltern Drive, Barton On Sea, New Milton, Hampshire.  
BH25 7LA**

**Guide Price £450,000**

A detached two bedroom bungalow with the potential to modernise and extend (stp). Located in a highly sought after location within a level walk of Barton on Sea cliff top. Features of the property include large Entrance Porch, Entrance Hall, Lounge/Dining Room, Kitchen, En-Suite Shower room, walk-in wardrobe, additional shower room, South facing well stocked gardens, Conservatory, large driveway for off road parking and detached Garage, Vacant possession.



## ENTRANCE PORCH

Accessed by UPVC double glazed front door, smooth finished ceiling, ceiling light, tiled flooring, double cupboard with hanging hooks and shelf, glazed door providing access to:

## ENTRANCE HALL

Hatch to loft area with pull down ladder, smooth finished ceiling, ceiling light, panelled radiator, Potterton control panel for central heating.

## LOUNGE/DINER (22' 8" X 11' 5") OR (6.90M X 3.48M)

Aspect to the rear elevation through UPVC double glazed window. Two ceiling lights, wall lights, two panelled radiators, power points, flame effect gas fire set into a stone hearth, surround and mantel. UPVC double glazed door with matching side screens providing access to:

## CONSERVATORY (10' 2" X 9' 10") OR (3.11M X 3.00M)

Vaulted Polycarbonate roof, ceiling fan/light, UPVC double glazed windows with low brick walling, power points, double opening French doors and single double glazed door provide access onto patio and garden. UPVC sliding patio doors providing access to:

## GARDEN ROOM (6' 7" X 9' 10") OR (2.00M X 3.00M)

Ceiling light, power points, UPVC double glazed window to rear elevation.

## KITCHEN (7' 5" X 10' 9") OR (2.26M X 3.28M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, single bowl single drainer Franke stainless steel sink unit with monobloc mixer tap set into a working surfaces extending along two walls, recess for washing machine, integrated slimline dishwasher, Bosch stainless steel electric oven and four ring gas hob with extractor fan over. Base drawers and cupboards, part tiled wall surrounds, additional working surface with base drawers and cupboards, integrated fridge, eye level storage cupboards, obscure UPVC double glazed door providing access onto side elevation.

## BEDROOM 1 (11' 4" X 10' 6") OR (3.45M X 3.20M)

Aspect to the front elevation, smooth finished ceiling, panelled radiator, power points, range of fitted bedroom furniture including bed recess, bedside tables, double wardrobe unit with shelving, additional storage cupboards over bed.

## DRESSING ROOM

Smooth finished ceiling, ceiling light, shelf and hanging rails, radiator.

## EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window to front, smooth finished ceiling, recessed lighting, fully tiled wall surrounds with double shower cubicle. Mira shower unit, wash hand basin with monobloc mixer tap, storage cupboards beneath, low level WC with concealed cistern to side, wall mounted shaver point, mirror and light. Heated towel rail, tiled flooring.

## BEDROOM 2 (13' 6" X 11' 0") OR (4.12M X 3.35M)

Aspect to the front and side elevations through UPVC double glazed windows. Ceiling light, double panelled radiator, power points, range of fitted bedroom furniture incorporating bed recess, bedside cabinets with glazed shelving to sides and additional storage cupboard above. two double and one single wardrobe unit with hanging rails and shelving, dressing table with chest of drawers attached. Power points, wall light.

## SHOWER ROOM

Obscure UPVC double glazed window to side, ceiling light, part tiled wall surrounds, low level WC, wash hand basin with mirror, light and shaver over, wall mounted mirror fronted medicine cabinet, electric heater, corner shower unit with monobloc mixer tap and shower attachment.

## FRONT GARDEN

The gardens are one of the main features of the property with the front garden being mostly laid to lawn with shrub and flower beds. A paved pathway provides access to the front door and the garden is enclosed behind both hedging and panelled fencing. A paved driveway extends along the side elevation providing off road parking for a number of cars and access via electrically operated double opening gates which in turn provides additional parking and access to:

## DETACHED GARAGE

Pitched roof, up and over door, power and light.

## REAR GARDEN

A south facing aspect with brick paved patio area adjoining the rear of the property, the remainder of the garden laid to lawn with a selection of shrub and flower beds providing total seclusion. Brick paved pathway provide access to the rear boundary where there is a greenhouse.

## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed in a Southerly direction to Old Milton Green and turn right into Christchurch Road proceed until reaching Sea Road on the left then take the first turning left into Chiltern Drive.

## TENURE

The resale tenure for this property is Freehold



## PLEASE NOTE

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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## COUNCIL TAX

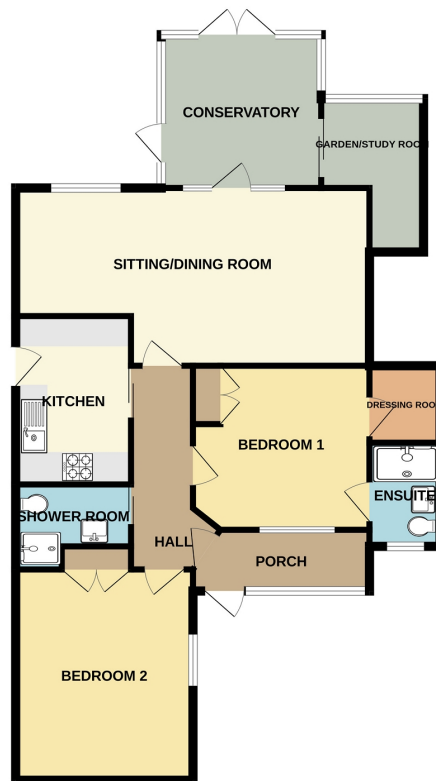
The council tax for this property is band D

## EPC RATING

The EPC rating for this property is



GROUND FLOOR  
928 sq.ft. (86.2 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 928 sq.ft. (86.2 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.