



21 Highlands Road, Barton On Sea, New Milton, Hampshire. BH25 7BL

£1,395,000

Experience the epitome of coastal luxury in this stunning architecturally designed home, nestled in a prestigious locale renowned for its proximity to the cliff tops and beaches of Barton on Sea. Offering an impressive expanse of approximately 3000 sq ft, this residence caters to those with a penchant for space and sophistication. This exquisite three-bedroom property boasts a grand living room, complete with a breathtaking vaulted ceiling that enhances its spaciousness and elegance. The south-facing walled gardens invite an abundance of natural light and serve as a private haven for relaxation or entertainment. Not only does this home offer luxurious main accommodation, but it also includes two self-contained one-bedroom annexes, each with independent access—perfect for guests or potential rental opportunities. The convenience of a short walk to the local supermarket and the allure of a refined lifestyle make this house an ideal sanctuary for the discerning luxury home buyer seeking an exclusive retreat in a premier setting.

Ross Nicholas & Company Limited
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ENTRANCE PORCH (7' 6" x 6' 6") or (2.28m x 1.97m)

Accessed via UPVC double glazed door with light, double glazed windows flooding the porch with natural light to two sides, engineered Oak flooring, power point and Oak veneered door with side screen provides access to:

ENTRANCE HALL (18' 3" x 5' 1") or (5.56m x 1.54m)



Smooth finished ceiling, ceiling downlights, mains voltage smoke detector, under floor heated with wall mounted digital stat. Alarm system, power points and double opening doors provide access to built-in coats cupboard, staircase to first floor and staircase to lower ground floor. Door provides access to:

KITCHEN/BREAKFAST ROOM (16' 10" x 16' 7") or (5.14m x 5.05m)



A stunning room flooding the room with natural light with numerous Velux windows, large areas of glazing providing a fantastic entertaining space. Dining area is large enough for an eight seater table, continuation of under floor heating with digital thermostat with engineered Oak flooring. Provisions for wall mounted TV. The **family area** benefits from floor to ceiling height double glazing overlooking the rear garden with double opening doors leading to deck and garden area. This area is lit by numerous downlights and an attractive lantern roof.



KITCHEN AREA



The Main Kitchen has Velux windows and double-glazed window overlooking the garden. Light Oak fronted kitchen units with stainless steel handles with polished Granite work tops with matching upstands and tiled splash backs adjoining. Large island unit with storage cupboards beneath. Six burner Range style cooker with double oven and grill beneath with extractor above and tiled splash backs. LED under unit lighting, integrated full-size dishwasher, large cutlery drawer and pan drawers. Pull out spice racks, pantry cupboards, recess for American style fridge/freezer, numerous power points, heat detector, LED downlights.

UTILITY ROOM (11' 0" x 5' 1") or (3.36m x 1.54m)



Smooth finished ceiling with ceiling downlights. Comprehensive range of eye level and floor mounted kitchen unit in a gloss grey finish with stainless steel handles, work surface with recessed stainless steel sink with free standing monobloc swan necked mixer tap. Space and plumbing for washing machine, cupboard provides access to Glow Worm gas fired heating boiler, carbon monoxide alarm, under floor heating, digital thermostat above. Door provides access to utilities cupboard with houses the Glow Worm High Efficiency pressurised hot water cylinder and Solar controls programmer for the towel rail, central heating and hot water. Two safety trip consumer units, access to the manifolds for the under floor heating. Double glazed door provides access to the rear garden.

STUDY (11' 1" x 8' 4") or (3.37m x 2.53m)



Smooth finished ceiling, ceiling light point, provisions for wired TV. Double opening French doors onto garden, under floor heating with digital wall mounted thermostat, power points, telephone point.

FIRST FLOOR LANDING (7' 8" x 3' 3") or (2.33m x 1.00m)

Higher than average ceilings, ceiling light, wall mounted Honeywell central heating thermostat. Power points. Staircase providing access to second floor landing, door to Master Bedroom, Cloakroom and Sitting Room

BEDROOM 1 (15' 9" x 12' 5") or (4.80m x 3.78m)



Smooth finished ceiling, UPVC double glazed window overlooking front garden aspect with double glazed gable above, ceiling light, power points, single panelled radiator with independent thermostat, numerous power points. Doors to either end of the room provide access to a walk-in wardrobe, sensor lighting, drop-down ladder provides access to loft hatch. Range of fitted shelving, hanging space and storage drawers provide a fantastic walk-in wardrobe.

EN SUITE BATH AND SHOWER ROOM (8' 7" x 7' 7") or (2.61m x 2.31m)



Smooth finished ceiling which slopes to one side flooding the room with natural light, fully tiled walls in a dual tone colour scheme. Oval shaped bath with wall mounted mixer taps with pop-up waste, low level WC with push button flush, wall mounted wash hand basin with monobloc mixer tap with storage drawers beneath and wall mounted mirror fronted medicine cabinet above. Large 600 x 1200 shower cubicle with glazed shower screen to one side with overhead rainwater shower. Heated chrome effect towel rail. Fully tiled flooring.

CLOAKROOM (6' 8" x 2' 7") or (2.02m x 0.78m)

Ceiling downlight, ceiling extractor, low level WC with push button flush. Pedestal wash hand basin with monobloc mixer tap with tiled splash back, heated chrome effect towel rail, tiled flooring.

LIVING ROOM (25' 4" x 13' 0") or (7.73m x 3.95m)



A stunning room with vaulted ceiling with the end wall flanked with double glazed windows with the gable also double glazed providing a stunning view over the front garden and Highlands Road. The room benefits from a fantastic height ceiling with numerous wall uplighters, feature pendant light and attractive Limestone fireplace with inset coal effect 'living flame' gas fired providing a fantastic feature to this room. TV aerial connection point. Satellite connection point, telephone point, second double panelled radiator with independent thermostat.

2ND FLOOR LANDING (7' 6" x 3' 0") or (2.28m x 0.91m)

Smoke detector, two ceiling downlights, smooth finished ceiling, door provides access to:

BEDROOM 2 (12' 2" x 14' 4") or (3.72m x 4.36m)



Smooth finished ceiling, ceiling downlights, UPVC double glazed window overlooking rear garden aspect with radiator beneath and independent thermostat, power points, door provides access to eaves storage cupboard, TV aerial point.

BEDROOM 3 (12' 2" x 11' 5") or (3.72m x 3.49m)



Smooth finished ceiling which slopes to one side, ceiling downlights, UPVC double glazed window overlooking rear garden aspect, radiator beneath with independent thermostat, power points, TV aerial point.

BATH/SHOWER ROOM (8' 9" x 8' 9") or (2.67m x 2.67m)



Smooth finished ceiling, ceiling downlights, ceiling extractor, opaque double glazed window facing rear aspect. Rectangular shaped bath with tiled surround. Wash hand basin with monobloc mixer tap with pop-up waste. Mirror fronted medicine cabinet above, low level WC with push button flush. 600 x 1200 shower cubicle with overhead rainwater shower with glazed screen to one side. Thermostatic mixer control. Heated towel rail in chrome effect finish, tiled flooring.

LOWER GROUND FLOOR

Accessed from the main hallway of the property with seven steps providing access to this lower floor with door providing access to:

DINING AREA (12' 6" x 10' 8") or (3.81m x 3.26m)



Smooth finished ceiling, ceiling light point, UPVC double glazed window overlooking front garden aspect and providing direct access to patio, fully tiled flooring, under floor heating, numerous power points, double opening doors provide access to Sitting Room, door to Inner Hall, room continues to provide access to:

KITCHEN (9' 3" x 5' 10") or (2.81m x 1.79m)



Range of eye level and floor mounted kitchen units, Shaker style in cream with wooden handles, solid wood work top surface areas. Belfast style sink which is double bowl with swan necked mixer tap in stainless steel finish. Fitted Indesit four ring gas hob with Hotpoint fan assisted single oven and grill beneath. Integrated fridge and freezer, under unit lighting, tiled splash backs, power points, continuation of tiled flooring, extractor above hob.

SITTING ROOM (20' 2" x 12' 11") or (6.14m x 3.94m)



Smooth finished ceiling, ceiling light point, double opening doors with matching side screens provide a fantastic aspect onto the enclosed front garden which is South facing and has Astro turf and patio. Tiled flooring continues with under floor heating, TV aerial points, power points and telephone point. Attractive fireplace surround with coal effect gas fire.

INNER HALL (5' 1" x 3' 3") or (1.55m x 0.98m)

Ceiling downlight, continuation of tiled flooring, digital wall mounted thermostat, Door provides access to:

BEDROOM (10' 6" x 9' 3") or (3.19m x 2.83m)



Smooth finished ceiling, ceiling light point, power points, TV aerial point, double opening doors provide access to garden and provides a beautiful aspect from this room.

BATHROOM (7' 3" x 5' 4") or (2.22m x 1.62m)



Smooth finished ceiling, ceiling downlight, opaque UPVC double glazed window facing side aspect, wall mounted extractor, fully tiled flooring and walling, low level WC. Free standing Victorian style bath with chrome effect mixer taps and shower attachment. Pedestal wash hand basin with hot and cold taps, chrome effect towel rail.

DETACHED ANNEXE

ENTRANCE (3' 4" x 2' 6") or (1.01m x 0.76m)

UPVC double glazed door provides access to Entrance Lobby with staircase to first floor landing, radiator, Oak effect laminate flooring and door provides access to:

OPEN PLAN KITCHEN/ LIVING/DINING ROOM (18' 6" x 16' 6") or (5.63m x 5.02m)



Smooth finished ceiling, two ceiling downlights in kitchen area, three pendant lights over breakfast bar, attractive tiled splash backs. Floor standing Stoves free standing cooker designed to look like an Aga with four ring hot plate, oven and grill beneath. Sink with single drainer with stainless steel monobloc mixer tap, wood block effect laminated roll top work

top work surfaces which incorporates breakfast bar designed to seat four. Integrated fridge, cutlery drawer, pan drawer, wall mounted extractor above cooker, cupboard provides access to the combination Vailant gas fired central heating boiler with space for freezer beneath. Floor to ceiling height broom cupboard, coats cupboard with shelving with additional shelved central cupboard. Power points and two display shelves. Door provides access to Cloakroom:

CLOAKROOM (5' 2" x 2' 7") or (1.58m x 0.80m)

Modern white suite comprising corner pedestal wash hand basin with monobloc mixer tap, tiled splash back. Mirror fronted medicine cabinet above and glazed display shelf. Wall mounted extractor, ceiling light, low level WC with push button flush, continuation of matching flooring to main dwelling. Heated chrome effect towel rail.

SITTING ROOM



Main Sitting Room area with numerous ceiling downlights, double opening French doors provide access to a courtyard garden with matching side screens to two sides. Courtyard garden is enclosed by panelled fencing, raised flower and shrub borders and provides the separate entry gate to the Annexe. Sitting Room and Kitchen area benefit from engineered strip Oak flooring, double panelled radiator, power points, access to safety trip consumer unit, TV aerial point. Door provides access to:

FIRST FLOOR LANDING

Light and door provides access to:

BEDROOM (12' 3" x 11' 5") or (3.74m x 3.47m)



Sloping ceiling to two sides with Velux window facing a Southerly aspect with fitted blind. Power points, TV aerial connection point, double panelled radiator with independent thermostat. Eaves storage cupboards, smoke detector and door provides access to:

EN SUITE SHOWER ROOM (8' 4" x 2' 11") or (2.53m x 0.88m)

Ceiling light, opaque Velux window facing a South facing aspect comprising low level WC with push button flush, pedestal wash hand basin with monobloc mixer tap with mirror fronted medicine cabinet above and display shelving to one side, chrome effect towel rail which is heated and glazed shower screen provides access to shower cubicle with chrome effect Grohme shower mixer bar with adjustable shower attachment to one side. Grey wood effect laminate flooring.



CARPORT (22' 3" x 8' 3") or (6.77m x 2.52m)

To one side of the annexe is a separate Carport/Storage shed which benefits from light and power which is accessed from the main driveway. Of timber construction under a felted roof sitting on a concrete base accessed by double opening swing doors which are lockable.

FRONT GARDEN



The front garden fronts Highlands Road and is totally secluded with a high-level brick wall enclosed by close boarded fencing in between brick rendered pillars. Tiled patio adjoins the artificial grass garden for ease of maintenance with attractive shrub borders providing an abundance of colour and greenery to the garden. Numerous outside lights and downlighters, outside power points, gate provides access to Highlands Road providing return access to main front door entrance which is illuminated by an outside floodlight. The garden also enjoys a corner pentagon shaped summerhouse which overlooks the garden.

REAR GARDEN



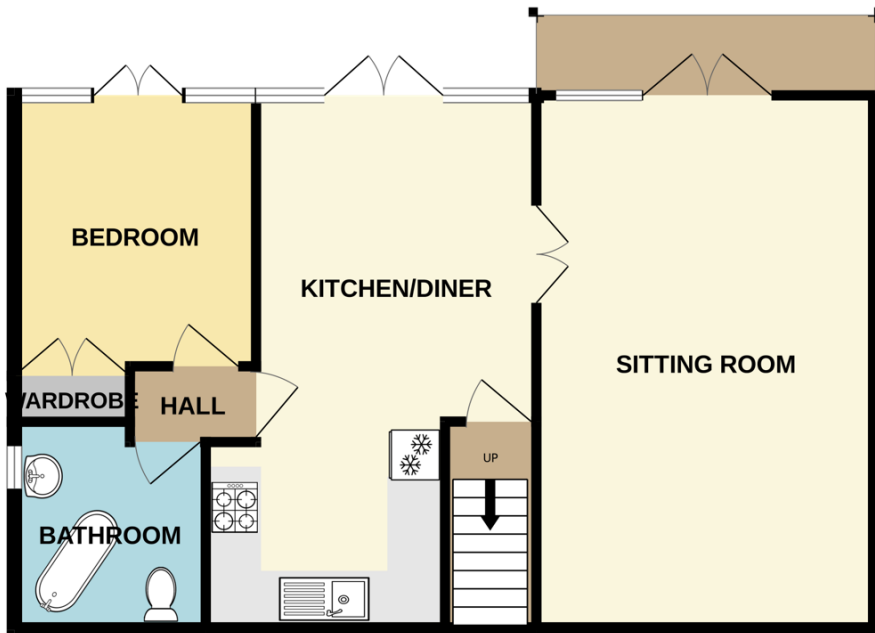
Enclosed by similar brick walling and close boarded fencing with raised shrub and flower borders with attractive shrubs and Evergreen bushes softening the landscape with decking area adjoining the property and artificial grass for ease of maintenance which is fed from the rainwater harvesting system which the property benefits from which also feeds the toilets, under soffit fascia lights, concealed dustbin area, undercover bar and barbeque area adjoins the side boundary and patio continues to one side of the property providing access to a sizeable garden storage shed which benefits from light and power and is well screened from the main property. Double electric gates to rear boundary provides access to driveway located off Chestnut Avenue which provides secure parking for approximately 4 vehicles and is accessed via double opening gates off Chestnut Avenue. Path from driveway provides access to the detached Annexe with sizeable carport to one side which also benefits from light and power.

VIEWING ARRANGEMENTS

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

LOWER FLOOR
1055 sq.ft. (98.0 sq.m.) approx.

South facing toward Highlands Road



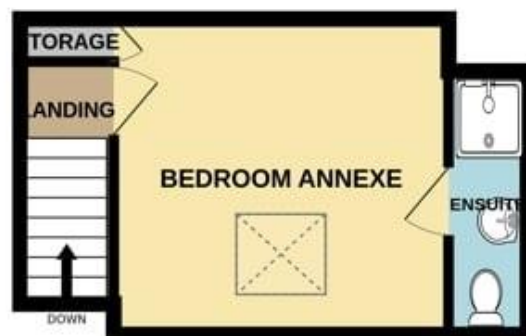
Annexe below accessed from Chestnut Avenue



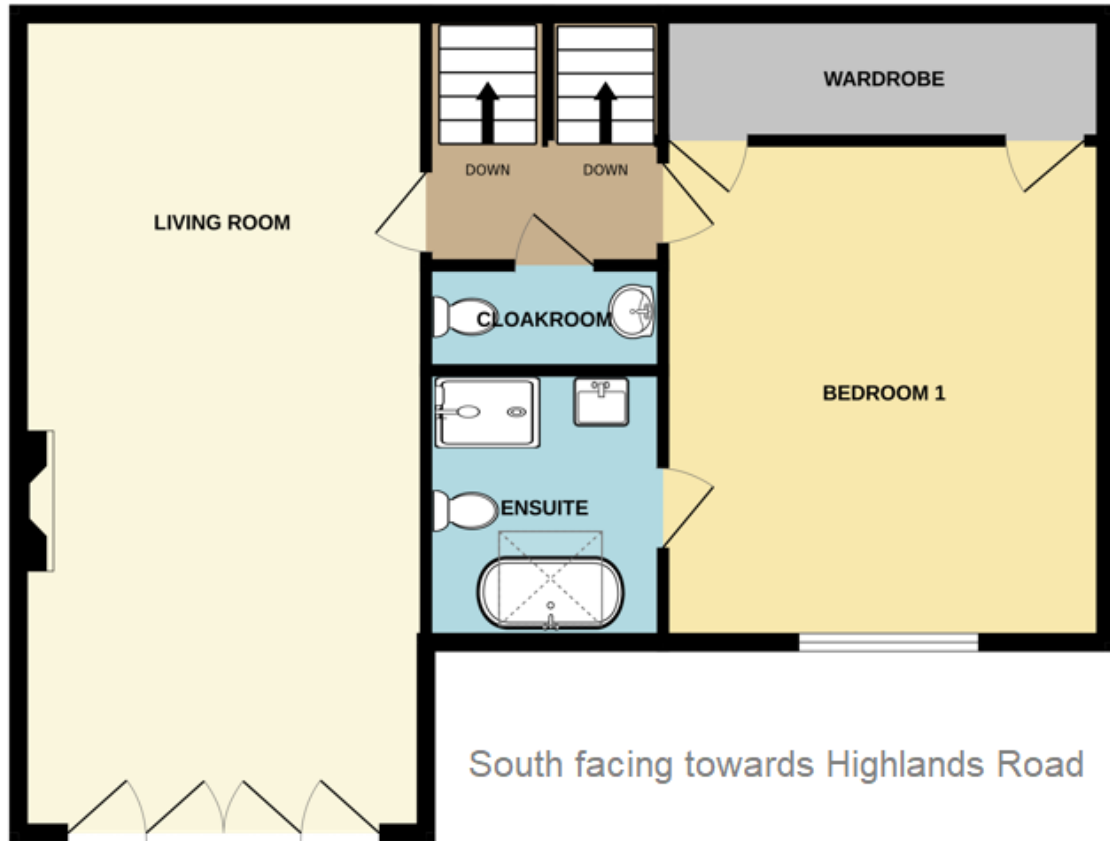
1ST FLOOR
908 sq.ft. (84.4 sq.m.) approx.



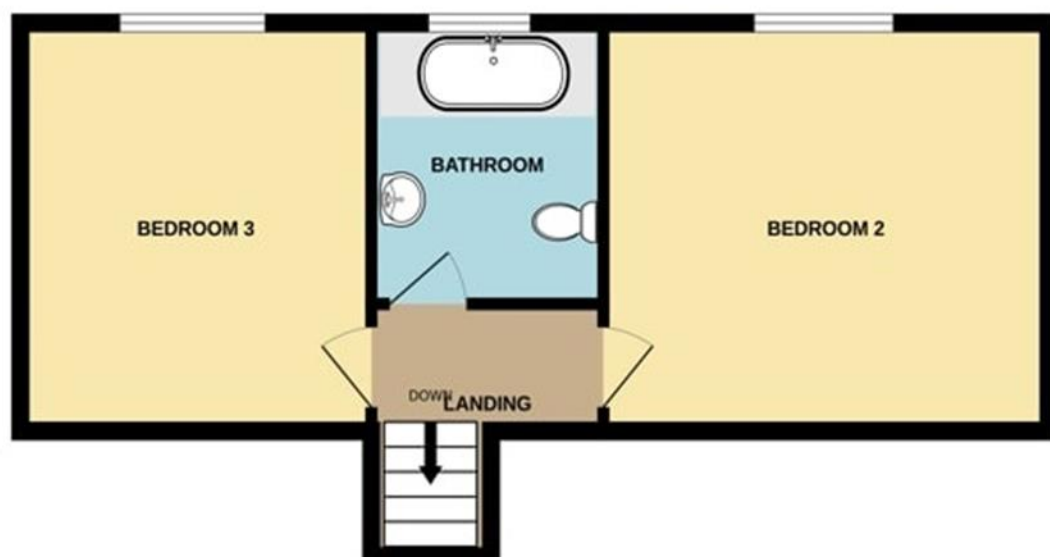
Annexe accessed from
Chestnut Avenue



2ND FLOOR
756 sq.ft. (70.2 sq.m.) approx.



3RD FLOOR
441 sq.ft. (40.9 sq.m.) approx.



Windows facing to the rear (North)