



54 Hengistbury Road, Barton On Sea, New Milton, Hampshire. BH25 7LU

Guide Price £575,000



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Dorset, BH23 5EY
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Hampshire. BH25 7LU**

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A very well presented deceptively spacious four bedroom chalet residence located on a corner plot situated within a short walk of Barton cliff top and beach. Features of the property include Entrance Hall, Lounge/Dining Room, Kitchen, Ground Floor Shower room, two Ground Floor Bedrooms, two double Bedrooms on first floor and additional shower room, private gardens, off road parking and Garage.



ENTRANCE HALL

Accessed via composite front door with matching side screen. Smooth finished ceiling, recessed lighting, panelled radiator, power points, double opening coats cupboard with shelving and electric meter and fuse box.

LOUNGE/DINER (24' 6" X 12' 0") OR (7.48M X 3.66M)

Aspect to the rear elevation through two UPVC double glazed windows and additional aspect to the side through UPVC double glazed French doors providing both views and access onto the rear garden. Smooth finished ceiling, recessed lighting, staircase to first floor landing, power points, radiator with two additional vertical radiators.

KITCHEN (9' 5" X 10' 6") OR (2.87M X 3.21M)

Aspect to the front and side elevations through UPVC double glazed windows with a glazed UPVC double glazed door providing access to garden. Smooth finished ceiling, recessed lighting, single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with Bosch induction hob and extractor fan. Base drawers and cupboards, recess for dishwasher and washing machine. Fitted electric AEG oven with drawers beneath and cupboard over. Integrated fridge and freezer, small breakfast bar, panelled radiator.

BEDROOM 1 (13' 1" X 12' 0") OR (4.00M X 3.66M)

Aspect to the side and rear elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points. Fitted wardrobes comprising two double units with sliding doors, hanging rails and shelf.

BEDROOM 4 (11' 4" X 10' 1") OR (3.46M X 3.07M)

Aspect to both the front and side elevations through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, power points, panelled radiator, large double recessed wardrobe with sliding doors and hangings rails and shelf.

SHOWER ROOM (8' 4" X 5' 10") OR (2.55M X 1.77M)

Obscure UPVC double glazed windows facing front elevation. smooth finished ceiling, recessed lights, fully tiled wall surrounds with low level WC and concealed cistern set into a unit extending along one wall with storage beneath and wash hand basin with monobloc mixer tap, wall mounted mirror fronted medicine cabinet, walk-in shower cubicle with glazed screens. Thermostatically controlled shower unit with rain effect shower head and hand held shower attachment, tiled flooring, heated towel rail.

FIRST FLOOR LANDING

Double glazed Velux window to rear elevation, hatch to loft area, power points, double cupboard housing Worcester/Bosch gas fired boiler and slatted shelving to side.

BEDROOM 2 (12' 6" X 9' 7") OR (3.80M X 2.93M)

Aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, eaves storage cupboard, power points, panelled radiator.

BEDROOM 3 (11' 5" X 9' 10") OR (3.47M X 3.00M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, eaves storage cupboards, panelled radiator, power points.

SHOWER ROOM

Double glazed Velux window to front elevation, smooth finished ceiling, recessed lighting, corner shower cubicle with tiled wall surrounds, glazed door and screen. Thermostatically controlled shower unit. Low level WC with concealed cistern set into a unit with storage and wash hand basin, monobloc mixer tap, wall mounted mirror fronted medicine cabinet, tiled splash back, panelled radiator.

OUTSIDE

The property is set on a corner plot location with the front elevation having flower beds and paved pathway providing direct access to the front door and side gardens. This continues to a paved driveway providing off road parking and access to:

GARAGE

With up and over door, power and light, pitched roof and UPVC double glazed door providing access into side garden.

SIDE GARDEN

Totally private behind hedging. The garden is designed for easy maintenance with artificial lawn and a raised paved patio area enclosed behind a low brick wall with outside lighting. To the boundary there is a shingled area and the garden opens to the rear elevation which is mainly shingled with a stepping stone pathway providing access to the elevation on the opposite side. This area is mainly laid to lawn with a selection of shrub and flower beds and complete privacy behind both close board fencing and hedging. Paved patio area adjoining the property, outside lighting and an open way providing return access to the front door via a gate.

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 until reaching the junction with A337 Christchurch Road. Turn right and continue until reaching Sea Road on the left then take the third turning left into Hengistbury Road.



COUNCIL TAX

The council tax for this property is band E

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

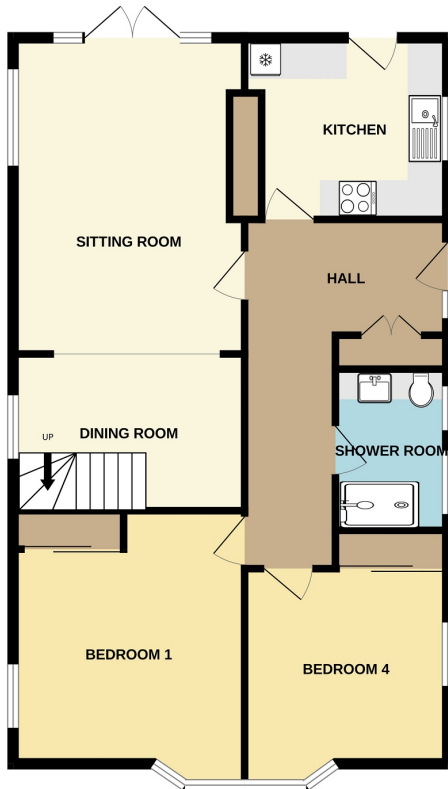
Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes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

EPC RATING

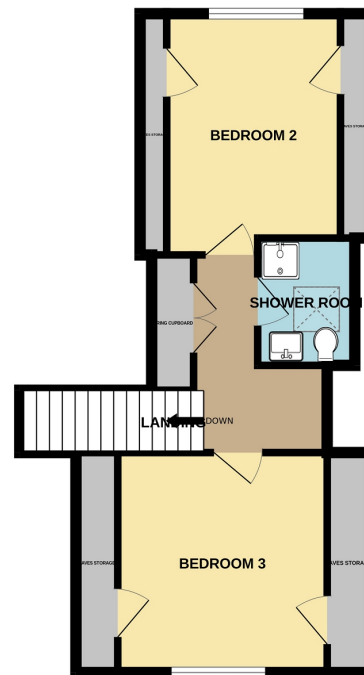
The EPC rating for this property is C70



GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1300 sq.ft. (120.8 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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