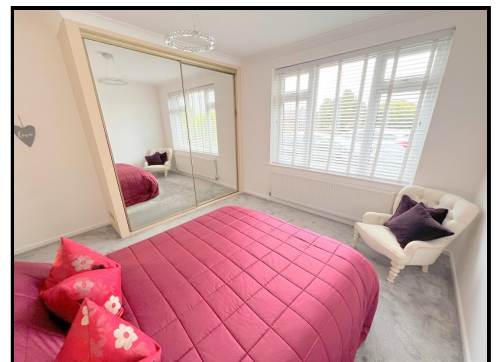




10 Becton Lane, Barton On Sea, New Milton, Hampshire. BH25 7AA

Guide Price £575,000



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





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A truly stunning 3 bedroom detached bungalow located in a highly sought after position within equal distance of Barton on Sea cliff top and New Milton town with mainline station. Features of the property include Entrance Hall, Open Plan Living area incorporating Kitchen/Dining and Lounge. Sitting Room/Bedroom 3, Bathroom, oak doors throughout, garden store, off road parking, South/West facing gardens, UPVC double glazing, gas central heating.



ENTRANCE HALL

Accessed by composite front door with matching side screen. Hatch to loft area with pull down ladder. Recessed lighting, double panelled radiator, double opening Coats cupboard with storage over and linen cupboard housing an approximately 1 year old Worcester Bosch gas fired boiler and shelving. Wall mounted programmer and time clock for central heating.

OPEN PLAN LIVING AREA (23' 7" X 21' 8") OR (7.20M X 6.60M)

Three areas including Kitchen/Breakfast Room, Dining Area with seating, Sitting Room. UPVC Double glazed windows providing views over both front, side and rear elevations, recessed lighting. Kitchen area with recessed composite sink unit set into a Quartz work top with range of cupboards and drawers beneath. Integrated dishwasher and washing machine. Integrated AEG five ring induction hob with extractor fan over. Stainless steel electric AEG electric double oven with matching microwave combi over. Recessed full height fridge/freezer, large corner double larder unit. Eye level storage cupboards, central island with quartz worktop with seating for six and range of storage cupboards beneath. Sitting room area, V connections for wall hung TV and power points, open way through to Dining Area with power points and double opening UPVC double glazed doors providing aspect and access onto rear patio and garden beyond. Vertical radiator.



BEDROOM 1 (12' 10" X 11' 6") OR (3.90M X 3.50M)

Aspect to the front elevation through UPVC double glazed windows, smooth finished ceiling, single panelled radiator, power points, built-in double wardrobe unit with mirror fronted sliding doors.

BEDROOM 2 (11' 6" X 9' 10") OR (3.50M X 3.00M)

Aspect to the front elevation through UPVC double glazed window. UPVC double glazed window to side. Ceiling light, smooth finished ceiling, panelled radiator, power points.



BEDROOM 3/RECEPTION ROOM (13' 7" X 11' 2") OR (4.15M X 3.40M)

Aspect to the rear elevation through UPVC sliding patio doors providing access onto rear patio and garden beyond. Smooth finished ceiling, recessed lighting, double panelled radiator, TV connection.

BATHROOM

Obscure UPVC double glazed windows to side, smooth finished ceiling, recessed lighting, fully tiled wall surrounds with panelled bath. Black monobloc mixer tap and wall mounted electric Mira Advanced Shower Unit and glazed shower screen. Wash hand basin with black monobloc mixer tap and storage beneath which continues to side with Quartz display top and additional storage cupboard with low level WC with concealed cistern and push button control. Tiled flooring, heated towel rail.

OUTSIDE

The front garden is designed for easy maintenance being mainly shingled and providing off road parking for 4 - 5 cars and there is a shrub and flower bed and the garden is bounded by close board and panelled fencing and hedging. The driveway continues to the garden store with remote control up and over door, power and light and a personal gate provides access along the side elevation where there is a seating area and an open way through to the rear garden.

REAR GARDEN

The rear garden is one of the main features of the property and enjoys a South/Westerly aspect. Pave patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. There is a decking area providing an ideal area for seating and entertainment.



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 turn right at the traffic lights into Station Road and proceed until reaching the mini-roundabout at junction with Lymington Road. Take the second turning left into Becton Lane.

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. 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.



BUYERS NOTE

Require a survey? Visit our website www.rossnicholas.co.uk for further information. 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.

TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band D

EPC RATING

The EPC rating for this property is C74



GROUND FLOOR
979 sq.ft. (90.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 979 sq.ft. (90.9 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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