



**17 Heathy Close, Barton On Sea, New Milton, Hampshire. BH25 7JP**

**£1,550 Monthly**



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







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A two double bedroom unfurnished detached bungalow to let located in a quiet cul-de-sac location and enjoying a larger than average plot. Features of the property include Entrance Hall, Sitting Room, Conservatory, Kitchen, Shower Room, UPVC double glazing, gas fired central heating, off road parking.



## ENTRANCE HALL

Accessed via UPVC double glazed front door. Panelled radiator, hatch to loft area, coats cupboard with additional double airing cupboard to side with lagged hot water cylinder and storage cupboards over.

## SITTING ROOM (17' 0" X 12' 2") OR (5.18M X 3.70M)

Aspect to the side elevation through UPVC double glazed window. Ceiling light, two double panelled radiators, brick fireplace with electric fire, power points, sliding double glazed patio doors providing access to:

## CONSERVATORY (14' 6" X 8' 3") OR (4.42M X 2.52M)

Polycarbonate roof with UPVC double glazed windows, power points, personal door providing access to garden.

## KITCHEN (12' 2" X 11' 3") OR (3.70M X 3.44M)

Aspect to the rear elevation through UPVC double glazed window. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls and recesses for dishwasher, washing machine, gas cooker, full height fridge/freezer. Additional work surface with storage cupboards beneath, part tiled wall surrounds, wall mounted Worcester/Bosch gas fired boiler, eye level storage cupboards.

## REAR LOBBY

Smooth finished ceiling, ceiling light, window to side elevation, double glazed door providing access onto side elevation. WC aspect to the side elevation, low level WC.

## BEDROOM 1 (14' 6" X 11' 4") OR (4.41M X 3.45M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, ceiling light, power points, bed recess with range of bedroom furniture incorporating bedside cabinets, single wardrobes and storage over. Additional wardrobes comprising 4 single units.

## BEDROOM 2 (12' 9" X 12' 6") OR (3.88M X 3.82M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points.

## SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, ceiling light, fully tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath. Corner shower cubicle with rain effect shower head, hand held shower attachment and sliding doors, tiled flooring, heated towel rail.

## OUTSIDE

The front garden is designed for easy maintenance being mainly shingled with a driveway extending along the side elevation providing off road parking, a pathway leads to the front door and personal door leads along the side elevation leading to:

## REAR GARDEN

Paved patio area adjoins the rear of the property with the remainder of the garden being laid to lawn and of generous proportion. The garden is enclosed by close board and panelled fencing with a selection of shrub and flower beds.

## GARAGE

Up and over door, power and light.. The garage can be used but currently contains the owner's items.

## 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 down the road until reaching Old Milton Green. Cross over into Southern Lane then take the 4th turning left into Barton Drive then first left into Heathy Close.

## 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.

## DEPOSIT - DPS

Please Note 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](http://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.

## COUNCIL TAX

The council tax for this property is band D

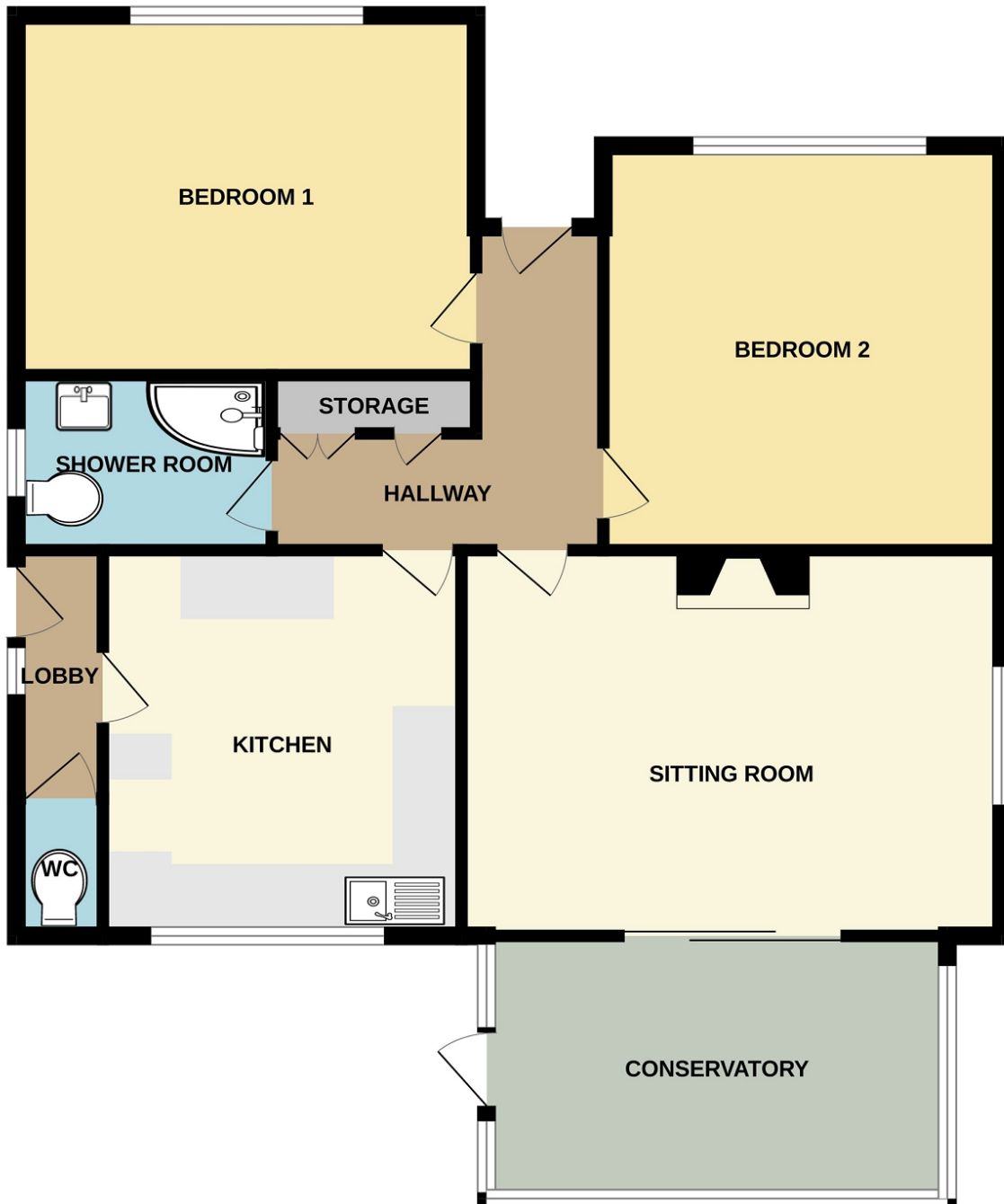
## EPC RATING

The EPC rating for this property is E54





GROUND FLOOR  
933 sq.ft. (86.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 933 sq.ft. (86.7 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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