



39 Barton Court Avenue, Barton On Sea, New Milton, Hampshire. BH25 7ES

£2,250 Monthly



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





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A spacious four bedroom detached unfurnished house to let located in a much sought after road within walking distance of the Cliff Top. The property benefits from Sitting Room, Dining Room, Office, Kitchen/Breakfast Room and Conservatory overlooking the South/Easterly rear garden. Off road parking for approximately three vehicles and garage.



ENTRANCE PORCH

Undercover Entrance Porch with outside light with sensor and quarry tiled flooring.

ENTRANCE HALL

Coved and smooth finished ceiling, smoke detector, Victorian style radiator, attractive wood strip flooring with half turn balustrade staircase to first floor landing. UPVC double glazed window facing front aspect, power points, telephone point and broadband point and door provides access to:

SITTING ROOM (14' 6" X 14' 0") OR (4.41M X 4.27M)

Coved and textured ceiling, ceiling chandelier, attractive fireplace surround with inset clear view wood burning stove, CO detector to one side, TV aerial connection point, power points, radiator with independent thermostat, UPVC double glazed window facing front garden aspect. Continuation of wood strip flooring, second single panelled radiator.



DINING ROOM (12' 0" X 12' 0") OR (3.67M X 3.65M)

Ceiling light, picture rail, continuation of wood strip flooring, power points, Victorian fireplace surround (fire not in use) double panelled radiator with independent thermostat. Opening provides access to:

CONSERVATORY (11' 1" X 10' 10") OR (3.39M X 3.31M)

Hard top roof, ceiling downlights, UPVC double glazed windows overlooking three sides with elevated views over the garden, tiled flooring, power points, double opening French doors to patio, numerous window openers.



KITCHEN (15' 7" X 12' 0") OR (4.76M X 3.67M)

Smooth finished ceiling with numerous LED downlights. Comprehensive range of eye level and floor mounted kitchen cupboards with Granite work surfaces with one and a half bowl sink unit with flexible swan necked mixer tap above, pure water drinking tap to one side which is cold and boiling hot. Single drainer. Integrated full size Miele dishwasher, full size Rangemaster gas cooker with double oven, grill, warming drawer, five burner hob and hot plate. Attractive tiled splash back, under unit lighting. Floor standing American style fridge/freezer with water dispenser. Radiator, tiled flooring, numerous power points. Door provides access to walk-in pantry cupboard with light and double glazed window. CO2 detector. Double glazed window from kitchen overlooks the rear garden aspect and multi-glazed door provides access to:



UTILITY ROOM

Two LED ceiling downlights, Samsung automatic washing machine, Hoover Tumble Dryer above. shelving to one side, coats hooks with shelf above, tiled flooring and UPVC double glazed door provides access :

OFFICE (11' 1" X 9' 6") OR (3.39M X 2.90M)

LED downlight. UPVC double glazed windows to two sides with double opening French doors providing access to garden, power points, Vinyl cushion flooring, electric radiator, eye level UPVC double glazed window with window opener.

GARAGE (16' 6" X 9' 1") OR (5.03M X 2.76M)

Ceiling light, electronically operated foldaway garage door. Access to gas meter, access to fuse box with electric meter to one side. Wall mounted Worcester gas fired central heating boiler. UPVC opaque double glazed window facing side aspect. Fitted shelving, two storage cupboards.



CLOAKROOM (4' 6" X 2' 8") OR (1.37M X 0.82M)

Opaque UPVC double glazed window facing side aspect. Low level WC, pedestal wash hand basin with monobloc mixer tap, wood strip flooring, wall light.

FIRST FLOOR LANDING (25' 10" X 36' 2") OR (7.88M X 11.02M)

Smooth finished ceiling, five low voltage downlights, smoke detector, opaque double glazed window facing side aspect. Power points, wood strip flooring, access to loft via loft hatch. Double opening doors provide access to airing cupboard with slatted shelving within, two wall light points, door provides access to:

BEDROOM 1 (14' 6" X 14' 0") OR (4.43M X 4.26M)

Ceiling light, UPVC double glazed window facing front aspect, radiator with independent thermostat, attractive fireplace surround (non working fire) fitted wardrobe with shelving and hanging space within, wood strip flooring. Door provides access to:



EN SUITE SHOWER ROOM (8' 4" X 7' 2") OR (2.55M X 2.19M)

Smooth finished ceiling, ceiling extractor, five LED downlights. Opaque double glazed window facing front aspect. Attractive Victorian style radiator with combined towel rail. His and Hers wash hand basins with wall mounted mixer taps with mirror fronted medicine cabinet above with hidden storage behind. Low level WC, spacious glazed shower cubicle with shower attachment and overhead rainwater shower with fully tiled enclosure. Laminate wood effect flooring, additional hidden storage above WC.

BEDROOM 2 (12' 0" X 11' 8") OR (3.66M X 3.56M)

Smooth finished ceiling, ceiling light, UPVC double glazed window overlooking rear aspect. Designed as a child's bedroom with eye level bunk bed which is designed to hold the weight of an adult or child and recess for double bed beneath, heated Victorian style radiator, power points.

BEDROOM 3 (13' 2" X 9' 0") OR (4.02M X 2.75M)

Ceiling light point, UPVC double glazed windows facing front and side aspects. Double panelled radiator with independent thermostat, power points.

BEDROOM 4 (11' 11" X 7' 6") OR (3.64M X 2.28M)

Ceiling light point, UPVC double glazed window facing rear garden aspect, picture rail, radiator with independent thermostat, power points.



BATHROOM (7' 8" X 6' 2") OR (2.34M X 1.89M)

Four ceiling downlights, opaque UPVC double glazed window facing rear aspect, heated towel rail beneath. Panelled enclosed bath with twin hand grips with hot and cold mixer tap, Aqualisa shower above with foldaway shower screen. Ceiling extractor, wash hand basin with vanity unit beneath with storage to one side, tiling to full height, Vinyl cushion flooring.

SEPARATE WC (5' 5" X 2' 9") OR (1.64M X 0.85M)

Ceiling light, opaque UPVC double glazed window facing rear aspect, low level WC with concealed cistern, wood strip flooring.

OUTSIDE

Double opening gates provide access to a Tarmac drive providing off road parking for approximately three vehicles. The front garden is mainly laid to lawn and is enclosed by a mixture of panelled fencing and Laurel hedging. Wrought iron gate provides access to a flagstone path providing access to the front door entrance and path continues to side gates located on either side of property. Outside corner light.

REAR GARDEN

Raised patio with adjoining retaining wall provides steps down to lawned garden. The garden enjoys a South/Easterly aspect and is well screened by a mixture of fencing and established shrubs. Garden sheds to two corners, children's garden swing and play slide located on the lower section of the garden which is partly shingled.

VIEWING ARRANGEMENTS

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

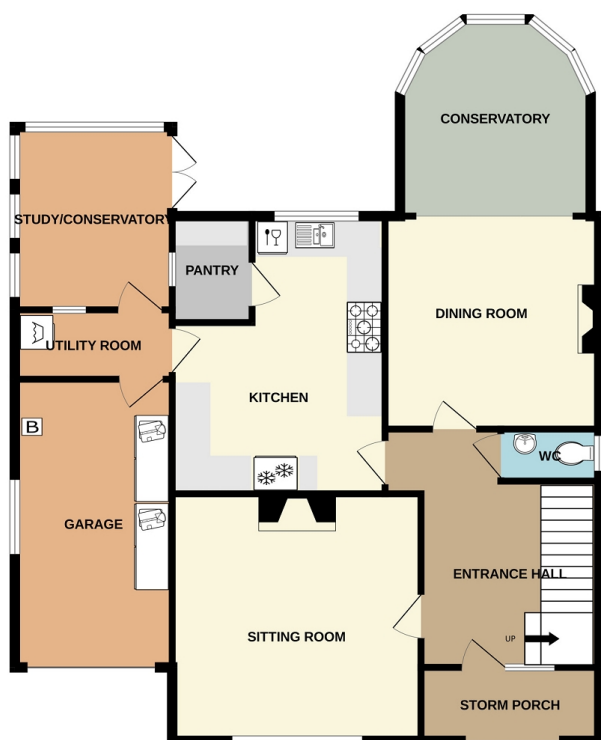
DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Proceed to the traffic lights and cross over into Barton Court Avenue and No. 39 will be found further down the road on the left.

PI FASE NOTF



GROUND FLOOR
1091 sq.ft. (101.4 sq.m.) approx.



1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



ROSS NICHOLAS 01425 625500

TOTAL FLOOR AREA : 1914 sq.ft. (177.9 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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