



11 Spinacre, Barton On Sea, New Milton, Hampshire. BH25 7DF

£625,000



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 house located in a highly sought after position within equal distance of Barton on Sea cliff top and New Milton town centre. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Dining Room, Conservatory, Kitchen, Utility Room, Double Garage, En-Suite Shower Room, Main Bathroom, South facing rear Garden, gas fired central heating, UPVC double glazing, Vacant Possession, Sole Agents.



ENTRANCE HALL

Accessed via composite front door with UPVC double glazed side screens. Staircase to first floor landing, ceiling light, wall light, tiled flooring, panelled radiator, under stairs storage cupboard.

SITTING ROOM (21' 5" X 12' 2") OR (6.53M X 3.71M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, TV aerial point, flame effect gas fire set into a stone hearth and mantel. Wall lights, ceiling light, sliding double glazed doors providing access into:

CONSERVATORY (11' 7" X 11' 5") OR (3.54M X 3.49M)

Vaulted Polycarbonate roof, UPVC double glazed windows, power points, double glazed French doors providing access onto garden, tiled flooring.

DINING ROOM (12' 5" X 9' 9") OR (3.78M X 2.97M)

Aspect onto the rear elevation through UPVC double glazed French doors leading to patio and garden beyond. Ceiling light, panelled radiator, power points.

KITCHEN BREAKFAST ROOM (16' 0" X 10' 0") OR (4.87M X 3.06M)

Aspect to the rear elevation through UPVC double glazed window. Recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Recess for washing machine, under counter fridge, fitted electric double oven, four ring gas hob and extractor fan over. Eye level storage cupboards, part tiled wall surrounds, tiled flooring, panelled radiator, ceiling light, UPVC double glazed door providing access onto side elevation.

UTILITY ROOM (9' 2" X 4' 11") OR (2.80M X 1.50M)

UPVC double glazed window to side. Ceiling light. Single bowl, single drainer stainless steel sink unit set into a work surface extending along one wall with storage cupboard beneath and recess for washing machine. Wall mounted Worcester/Bosch gas fired boiler, part tiled wall surrounds, programmer and time clock, tiled flooring. Door providing access to Double Garage.

FIRST FLOOR LANDING

Hatch to loft area, smoke detector, wall lights, airing cupboard housing pre-lagged hot water cylinder, slatted shelving.

BEDROOM 1 (21' 5" X 12' 2") OR (6.53M X 3.71M)

Aspect to both front and rear elevations through UPVC double glazed windows. Two ceiling light points, two panelled radiators, fitted wardrobes comprising three double units with hanging rails and shelving. Power points.

EN SUITE

Fully tiled wall surrounds, recessed lighting, obscure UPVC double glazed window to front. Low level WC, pedestal wash hand basin with large mirror, light and shaver point over. Bidet. Recessed shower cubicle, panelled radiator.

BEDROOM 2 (13' 9" X 9' 10") OR (4.20M X 3.00M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, double wardrobe unit with hanging rail and shelf. Dressing table to side with drawer, mirror, concealed lighting and storage over.

BEDROOM 3 (11' 6" X 10' 5") OR (3.50M X 3.18M)

Aspect to the rear elevation through UPVC double glazed window, power points. ceiling light, panelled radiator.

BEDROOM 4 (11' 10" X 12' 3") OR (3.61M X 3.73M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, power points, eaves storage cupboards.

BATHROOM

Obscure UPVC double glazed window to side, recessed lighting, panelled bath unit with monobloc mixer tap and shower attachment. Folding glazed shower screen, wall mounted mirror fronted medicine cabinet, low level WC, pedestal wash hand basin, fully tiled wall surrounds, recessed shower cubicle with fitted Mira shower, panelled radiator.

OUTSIDE

The property enjoys an in and out block paved driveway with shrub and flower beds. The driveway provides access to:

DOUBLE GARAGE

Remote controlled, up and over door, power and light.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being laid to lawn and enclosed behind hedging providing seclusion. The garden is South facing, Summerhouse and outside power.

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 until reaching the traffic lights and cross over into Barton Court Avenue. Take the second turning left into Highlands Road following the road round as it bends then into Spinacre.

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. 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 F

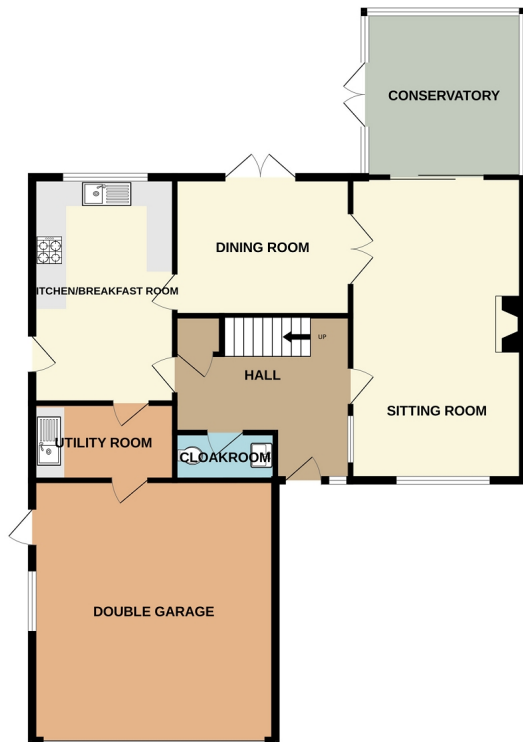
EPC RATING

The EPC rating for this property is D65



GROUND FLOOR
1181 sq.ft. (109.7 sq.m.) approx.

1ST FLOOR
876 sq.ft. (81.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 2057 sq.ft. (191.1 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.