



6 Westbury Close, Barton On Sea, New Milton, Hampshire. BH25 7AZ

Guide Price £625,000



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

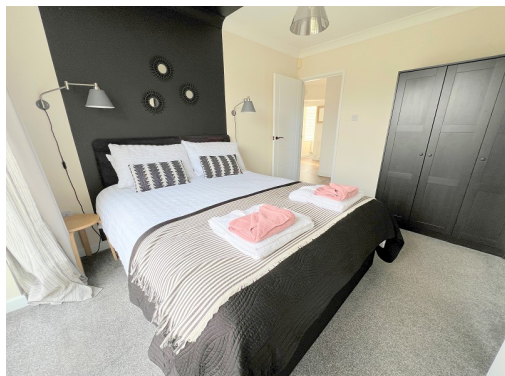




6 Westbury Close, Barton On Sea, New Milton, Hampshire. BH25 7AZ

Guide Price £625,000

A very well presented versatile 3 bedroom detached bungalow situated in a highly sought after area within equal distance of New Milton town centre and Barton on Sea cliff top. Features of the property include Sitting Room/Dining Room, Garden Room, Kitchen, En-Suite Shower Room, main Bathroom, additional En-Suite and Utility Room. Gas fired central heating, UPVC double glazing, off road parking, private gardens, Vacant possession, Sole Agents.



ENTRANCE HALL

Accessed via a composite front door with glazed panel. Hatch to loft area with pull down ladder, two double panelled radiators, power points. Cupboard housing consumer units.

UTILITY CUPBOARD

Incorporating small stainless steel sink with monobloc mixer tap set into a work surface with recess for washing machine and storage cupboard beneath. Eye level storage cupboards and power points.

CLOAKROOM

Smooth finished ceiling, light tunnel, low level WC, wall hung wash hand basin with tiled splash back, extractor fan, recessed light.

SITTING ROOM/DINING ROOM (18' 8" X 11' 6") OR (5.70M X 3.50M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, wall light points, ceiling light, two panelled radiators, power points, TV connections for wall hung TV open way through to:

GARDEN ROOM (9' 3" X 8' 11") OR (2.82M X 2.71M)

Full height UPVC double glazed window and additional UPVC double glazed sliding patio doors providing access onto patio and garden beyond. Smooth finished ceiling, ceiling light, power points.

KITCHEN (13' 1" X 9' 5") OR (4.0M X 2.88M)

From the Sitting Room open way provides access to kitchen. Aspect to the rear elevation through UPVC double glazed window with full glazed door providing access to patio and garden beyond. Ceramic one and a half bowl sink unit with monobloc mixer tap set into a solid laminate work surface with base cupboards beneath, integrated dishwasher and fridge/freezer, Zanussi stainless steel electric oven with matching microwave combo over. Space for wine fridge, part tiled wall surrounds, wall hung storage cupboards with display niches. Feature breakfast bar with seating for four with extractor fan over. Range of storage drawers beneath, panelled radiator, smooth finished ceiling, recessed lighting and two additional ceiling lights.

BEDROOM 1 (12' 4" X 9' 5") OR (3.77M X 2.88M)

Aspect to the rear elevation through UPVC double glazed window. Connections for wall hung television and vertical radiator.

EN SUITE SHOWER ROOM (8' 10" X 2' 11") OR (2.68M X 0.90M)

Obscure UPVC double glazed window to front. Low level WC, wall hung wash hand basin with monobloc mixer tap with tiled surround. Recessed shower cubicle with folding shower door. Thermostatically controlled shower unit with rain effect shower head and hand held shower attachment. Heated towel rail.

BEDROOM 2 (12' 0" X 11' 11") OR (3.66M X 3.64M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, radiator, power points. Range of wardrobes comprising one double and one single wardrobe unit with hanging rails and shelf. TV connections for wall hung television.

STUDY (9' 5" X 4' 10") OR (2.86M X 1.48M)

Access to the side elevation through UPVC double glazed windows. Smooth finished ceiling, panelled radiator, power points.

BATHROOM (7' 10" X 5' 7") OR (2.40M X 1.69M)

Part obscure double glazed windows to side. Smooth finished ceiling, recessed lighting, extractor fan, bath unit with thermostatically controlled shower, rain effect shower head and hand held shower attachment. Folding shower screen, tiled display niche, low level WC with concealed cistern and display area over. Wall hung wash hand basin with storage beneath, monobloc mixer tap, tiled splash back, heated towel rail.

UTILITY ROOM (8' 8" X 7' 4") OR (2.63M X 2.23M)

Accessed from Garden Room door leads to Utility Room, UPVC double glazed window to front elevation with matching side screen. Sink unit, set into a work surface extending along two walls with storage cupboards beneath with recess for fridge/freezer, eye level storage cupboards, part tiled wall surrounds. Open way through to Hall with smooth finished ceiling, ceiling light, double panelled radiator, UPVC double glazed door providing access onto rear elevation.

BEDROOM 3 (15' 0" X 8' 8") OR (4.58M X 2.63M)

Aspect onto the side elevation through UPVC double glazed windows. Additional aspect to rear through UPVC fully glazed door with matching side window providing access onto private garden. Double panelled radiator, power points, TV aerial connection.

SHOWER ROOM (6' 7" X 5' 1") OR (2.0M X 1.54M)

Smooth finished ceiling, skylight, recessed light, fully tiled wall surrounds, Triton electric shower, low level WC, wash hand basin with monobloc mixer tap, extractor fan and tiled flooring.

OUTSIDE

A shingle driveway provides off road parking for approximately 3 - 4 cars. The shingled pathway proceeds along the side elevation to:

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being laid to lawn with a selection of shrub and flower borders. The garden is enclosed behind close boarded fencing and benefits from outside lighting and water tap. There is a timber shed housing a sink unit and work surface ideal for outside entertaining. Enclosed paved garden which is accessed from bedroom three.



VIEWING ARRANGEMENTS

From our Office in Old Milton Road turn right at the traffic lights into Station Road and proceed until reaching the mini roundabout. Turn right into Lymington Road and take the second turning left into Becton Lane taking the first right into Ashmore Close which leads into Westbury 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.

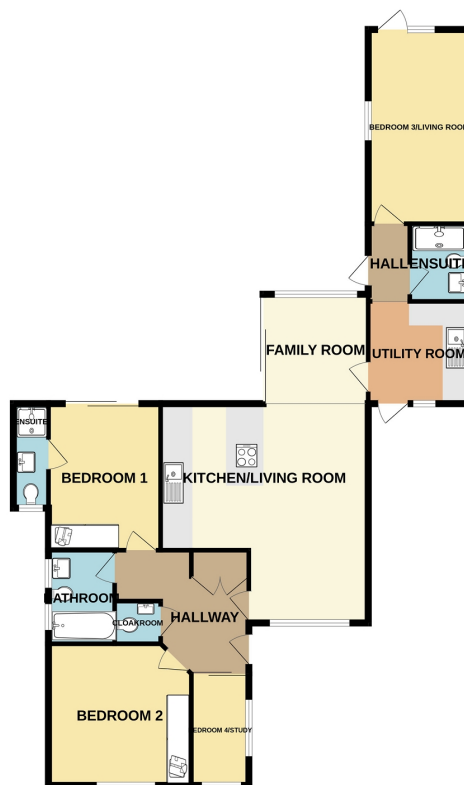
BUYERS NOTE

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.

EPC RATING

The EPC rating for this property is D68

GROUND FLOOR
1108 sq.ft. (103.0 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1108 sq.ft. (103.0 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.
Made with Metropix 6/2025

Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ
01425 625 500
sales@rossnicholas.co.uk

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.