



26 Barton Court Road, New Milton, Hampshire. BH25 6NR

£665,000



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





26 Barton Court Road, New Milton, Hampshire. BH25 6NR

£665,000

A very well presented three double bedroom detached bungalow with double garage located within a short walk of New Milton town centre and mainline train station. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Dining Room, Kitchen/Dining Room, Conservatory, Utility Cupboard, En-Suite Shower Room, Main Bathroom, off road parking, gardens.



ENTRANCE PORCH

Accessed via UPVC double glazed front door with matching side windows. Ceiling light, tiled flooring, aspect to the side elevation through UPVC double glazed window, glazed front door with matching side screens providing access to:

ENTRANCE HALL

Coved ceiling, ceiling light, hatch to loft area, panelled radiator, double linen cupboard with radiator and slatted shelving additional storage cupboard to side with shelving. Programmer and time clock for central heating, power points.

SITTING ROOM (18' 10" X 10' 11") OR (5.73M X 3.33M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, wall lights, power points, double panelled radiator, TV aerial points, feature fireplace with electric woodburner effect Dimplex fire with stone surround and hearth and ornate Oak mantel. glazed door with matching side screens providing access to:



KITCHEN/DINING ROOM (23' 10" X 8' 9") OR (7.26M X 2.67M)

Aspect to the rear elevation through UPVC double glazed windows. Ceiling light, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Recess for full height fridge/freezer and dishwasher also under counter fridge. Additional work surface with base drawers and cupboards beneath. Four ring stainless steel hob with extractor fan over, fitted electric double oven. Part tiled wall surrounds, two panelled radiators, wall light, sliding double glazed door providing access to:



REAR LOBBY

Door provides access onto rear elevation and cupboard houses modern gas fired boiler and space for washing machine.

CONSERVATORY (18' 6" X 8' 2") OR (5.65M X 2.50M)

Blue tint glass ceiling with low brick base, UPVC double glazed windows providing views onto garden, tiled flooring, wall light, range of power points, sliding UPVC double glazed door providing access to patio and garden beyond.

BEDROOM 1 (16' 1" X 10' 1") OR (4.90M X 3.07M)

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

BEDROOM 2 (14' 4" X 10' 6") OR (4.38M X 3.20M)

Aspect to both front and side elevations through UPVC double glazed windows. Double panelled radiator, power points, modern consumer unit, panelled radiator, power points, door providing access to Shower Room.



SHOWER ROOM

Accessed from both bedroom 2 and 3. Fully tiled wall surrounds, obscure UPVC double glazed window to rear, ceiling light, corner shower cubicle with thermostatically controlled shower with Mira control. Low level WC, wash hand basin set into a tiled unit with storage cupboard beneath, wall mounted mirror and light and shaver point. over. Heated tiled flooring, storage cupboard with slatted shelving.

BEDROOM 3 (10' 0" X 9' 1") OR (3.06M X 2.78M)

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

BATHROOM

Obscure double glazed window to rear. Ceiling light, extractor fan, fully tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap, storage cupboards beneath, wall mounted mirror, light and shaver point over. Panelled bath unit with monobloc mixer tap and shower unit over with Mira control. Tiled flooring, heated towel rail.



OUTSIDE

The property sits on a corner plot and has a particularly wide frontage onto Crossmead Avenue. The remainder of the garden has a paved area designed for easy maintenance with a selection of shrub and flower beds. There is also a small lawned area and a paved pathway leading to the front door. Double opening gates provide access off Crossmead Avenue with a paved parking area which in turn leads to:

DOUBLE GARAGE

Remote controlled up and over door, power and light. Personal door providing access onto side pathway. This continues along the rear elevation where there is outside light and is enclosed behind both brick walling and panelled fencing. Personal gate then leads to the side garden which is mostly laid to lawn with a paved patio area, the garden is enclosed behind both close board and panelled fencing. Selection of flower and shrub beds. Within the garden there is a timber garden shed and a gate providing return access to the front elevation.

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 then take the second turning right into Barton Court Road and the bungalow will be found on the corner of Crossmead Avenue.

COUNCIL TAX

The council tax for this property is band E

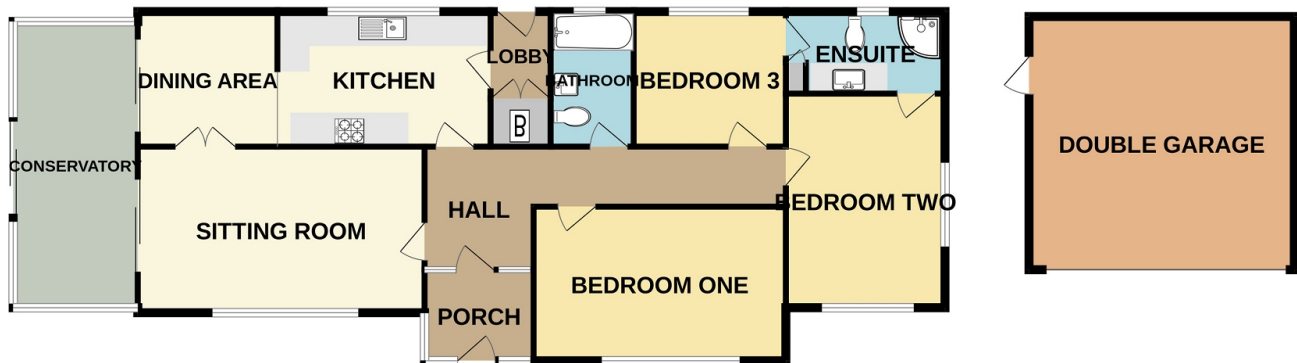
PLEASE NOTE

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.

EPC RATING

The EPC rating for this property is D58

GROUND FLOOR 1558 sq.ft. (144.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1558 sq.ft. (144.8 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 ©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.