



1 Spinacre, Barton On Sea, Hampshire. BH25 7DF

£529,950



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





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A detached four bedroom house located within a highly sought after location within equal distance of New Milton town centre and Barton cliff top. Features of the property include potential to modernise, Entrance Hall, Cloakroom, Sitting Room, Kitchen/Breakfast Room, Dining Room, En-Suite Shower Room, main Bathroom, integral Garage, off road parking, Gardens.



ENTRANCE LOBY

Accessed via front door, ceiling light, door leading to:

CLOAKROOM

Obscure glazed window to front, ceiling light, part tiled wall surrounds, wall hung wash hand basin with low level WC to side, panelled radiator.

ENTRANCE HALL

Staircase to first floor landing, ceiling light, smoke detector, panelled radiator, thermostatic control for central heating, large coats cupboard with hanging rails and ceiling light.

SITTING ROOM (16' 3" X 11' 6") OR (4.96M X 3.51M)

Aspect to the rear elevation through window with double glazed sliding patio doors providing both views and access onto rear garden. Ceiling light, wall light points, double panelled radiator, power points, TV aerial point. Space for electric fire with surround, hearth and mantel with display niches.



DINING ROOM (9' 10" X 9' 0") OR (2.99M X 2.74M)

Aspect to the front elevation, ceiling light, double panelled radiator, power points, door providing access to:

KITCHEN/BREAKFAST ROOM (15' 11" X 9' 9") OR (4.85M X 2.98M)

Aspect to both front and side elevations. Ceiling light point, two panelled radiators, one and a half bowl single drainer stainless steel sink unit set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for under counter fridge and freezer. Four ring gas hob, extractor fan, eye level storage cupboards, part tiled wall surrounds. Breakfast bar with base drawers and cupboards beneath and electric oven. Additional work surface with wash hand basin, recess for washing machine, base and drawer cupboards. Wall mounted Worcester gas fired boiler, door providing access to rear garden.



FIRST FLOOR LANDING

Hatch to loft area, ceiling light, power point, double airing cupboard with pre-lagged hot water cylinder and slatted shelving over.

BEDROOM 1 (13' 3" MAX X 11' 7") OR (4.05M MAX X 3.53M)

Aspect to the front elevation, ceiling light, panelled radiator, power points, recessed double wardrobe with mirror fronted sliding doors, hanging rail and shelf.

EN SUITE SHOWER ROOM (7' 8" X 4' 11") OR (2.33M X 1.50M)

Obscure window to front, ceiling light, double shower cubicle with glazed shower screen and Mira Event wall mounted shower. Low level WC, pedestal wash hand basin, fully tiled wall surrounds, mirror, light and shaver point.



BEDROOM 2 (11' 6" X 10' 1") OR (3.50M X 3.07M)

Aspect to the rear elevation. Ceiling light, double panelled radiator, power points, fitted bedroom furniture incorporating double wardrobe and chest of drawers to side. ceiling light.

BEDROOM 3 (9' 7" X 8' 6") OR (2.92M X 2.60M)

Aspect to the rear, ceiling light, panelled radiator power points.

BEDROOM 4 (12' 7" X 7' 10") OR (3.83M X 2.40M)

Double glazed Velux window to front. Ceiling light, panelled radiator, power points.

BATHROOM (6' 9" X 6' 9") OR (2.05M X 2.05M)

Obscure window to rear. Ceiling light, fully tiled wall surrounds, panelled bath unit with hot and cold monobloc mixer tap and shower attachment. Low level WC, pedestal wash hand basin, panelled radiator, mirror, light and shaver point.



OUTSIDE

The front garden is laid to lawn with a selection of shrub and flower beds and a paved pathway providing access to the front door. Driveway provides off road parking for one car and access to:

INTEGRAL GARAGE

Up and over remote controlled door, power and light.

REAR GARDEN

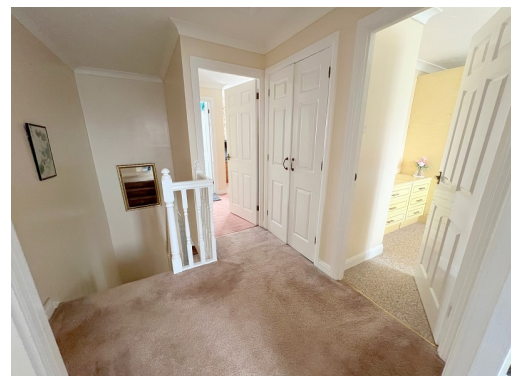
Paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn. The garden is mostly enclosed by panelled fencing, outside light and water tap. To the rear boundary there are two paved seating areas and summerhouse with windows and glazed door.

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 proceed to the mini roundabout turning right into Lymington Road then second left into Becton Lane. On reaching Penny Hedge on the right turn into this road and Spinacre is off Penny Hedge.



COUNCIL TAX

The council tax for this property is band E

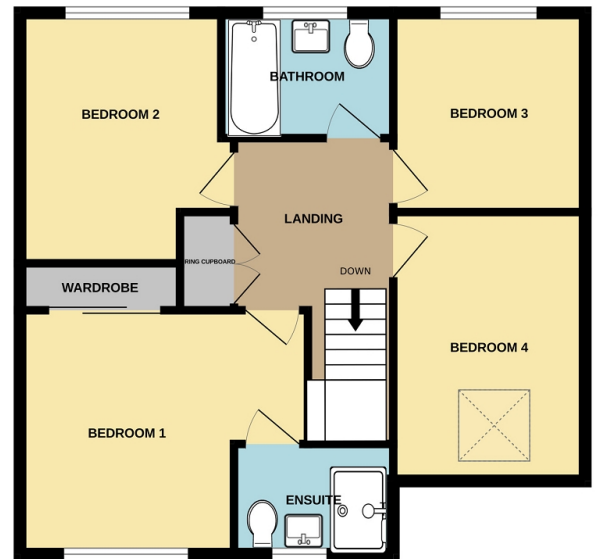
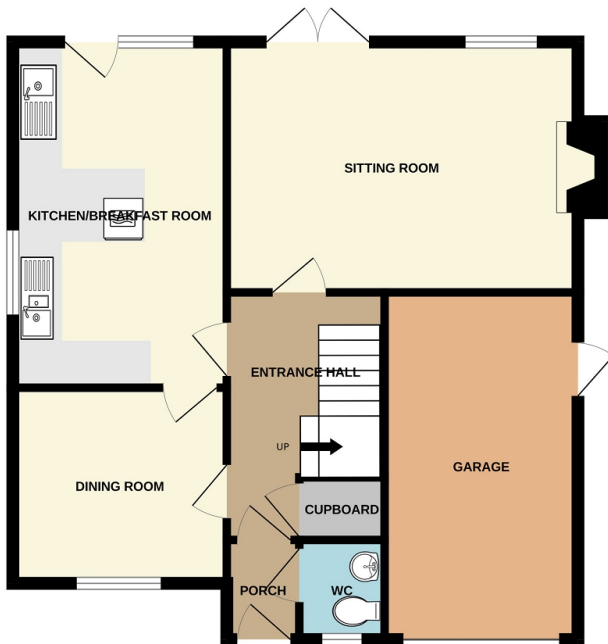
PLEASE NOTE

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.



GROUND FLOOR
690 sq.ft. (64.1 sq.m.) approx.

1ST FLOOR
621 sq.ft. (57.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1312 sq.ft. (121.9 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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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.