



**17 Green Lane, Barton On Sea, New Milton, Hampshire. BH25 7AU**

**£509,950**



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





## **17 Green Lane, Barton On Sea, New Milton. BH25 7AU**

# **£509,950**

A deceptively spacious three/four bedroom detached chalet residence located in a highly popular area within equal distance of Barton on Sea Cliff top and New Milton Town Centre. Features of the property include Entrance Porch, large Entrance Hall, Sitting Room, Dining Room, Kitchen, ground floor Bathroom, Garden Room, off road parking, Garage and large Gardens. Sole Agents, Vacant possession.



## ENTRANCE PORCH

Accessed via Composite front door with matching side screen, tiled flooring, ceiling light, glazed door with matching side screens providing access to:

## ENTRANCE HALL

Staircase to first floor landing, ceiling light, power points, double panelled radiator, programmer with time clock for central heating. Wall light, cupboard housing consumer unit.



## SITTING ROOM (13' 1" X 12' 1") OR (3.98M X 3.69M)

Aspect to the side elevation through UPVC double glazed windows, ceiling light, panelled radiator, power points, flame effect gas fire set into a stone surround, hearth and mantel incorporating TV display area. TV aerial point. Open way through to:

## DINING ROOM (7' 7" X 12' 1") OR (2.31M X 3.69M)

Aspect to the side elevation through UPVC double glazed window. Panelled radiator, power points.

## KITCHEN (10' 7" X 12' 6") OR (3.22M X 3.82M)

Aspect to the rear elevation through UPVC double glazed window. 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 range of base drawers and cupboards beneath. Recess for washing machine and slimline dishwasher. Electric cooker incorporating double oven and four ring electric hob with extractor fan over. Eye level storage cupboards and broom cupboards housing modern gas fired boiler. Heated towel rail. UPVC double glazed door providing access onto side elevation.



## FAMILY ROOM (10' 7" X 8' 11") OR (3.23M X 2.73M)

Aspect to the side elevation through UPVC double glazed window, panelled radiator, power points. Open way through to garden room.

## GARDEN ROOM (9' 1" X 9' 5") OR (2.76M X 2.87M)

UPVC double glazed window providing views across the rear garden. Smooth finished ceiling, UPVC double glazed sliding patio door providing access to rear patio and garden beyond, panelled radiator, power points.

## BEDROOM 1 (13' 1" X 12' 2") OR (3.98M X 3.70M)

Aspect to the front elevation through UPVC double glazed window, ceiling light, panelled radiator, power points. triple wardrobe unit with sliding doors, hanging rails and shelving.



## BEDROOM 2 (12' 1" X 8' 1") OR (3.68M X 2.46M)

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

## BATHROOM (9' 0" X 6' 1") OR (2.74M X 1.85M)

Obscure UPVC double glazed window to rear. Ceiling light. Fully tiled wall surrounds with 'P' shaped bath unit and Mira Sport electric shower. Shower screen, heated towel rail, low level WC, pedestal wash hand basin, wall mounted mirror fronted medicine cabinet and shaver point. Recessed linen cupboard with shelving.

## BEDROOM 4 (7' 5" MAX X 9' 4") OR (2.27M MAX X 2.84M)

Located on first floor and accessed directly from stairs. Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, power points, eaves storage, door leading to:



## BEDROOM 3 (10' 7" X 9' 4" MAX) OR (3.22M X 2.84M MAX)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, eaves storage, large recessed wardrobe with hanging rail and shelf.

## OUTSIDE

The front garden is mostly laid to lawn with a selection of shrub and flower beds. A driveway provides off road parking and access to the front door. Driveway continues along the side elevation leading to:

## GARAGE

Up and over door, power and light and pitched roof.

## REAR GARDEN

One of the main features of the property having a paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind close board and panelled fencing. Located to the rear boundary is a Summerhouse and a timber Shed.



## 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 at the mini-roundabout turn right into Lymington Road and take the second left into Becton Lane then second left into Green Lane.

## 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](http://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.

## TENURE

The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band E

## EPC RATING

The EPC rating for this property is D58



GROUND FLOOR  
1052 sq.ft. (97.0 sq.m.) approx.

1ST FLOOR  
182 sq.ft. (16.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1234 sq.ft. (114.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the information contained here, measurements of doors, windows, rooms and any other items are approximate and no representations are made 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 suitability or efficiency can be given.

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**01425 625 500**  
**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

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