



42 Highlands Road, Barton On Sea, New Milton, Hampshire. BH25 7BL

£690,000



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





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A well presented four double bedroom detached house located in a popular residential location within equal distance of Barton Cliff top and New Milton Town centre. Features of the property include Entrance Hall, Sitting Room, Dining Room/ Family Room, large Kitchen/Breakfast Room, En-Suite Shower Room, main Bathroom, Double Garage, West facing rear garden.



COVERED ENTRANCE

Outside light and composite front door leading to:

ENTRANCE HALL

Staircase to first floor landing, smooth finished ceiling, recessed lighting, smoke detector, panelled radiators, thermostatic control for central heating. Under stairs storage cupboard, additional coats cupboard with hanging rail and shelf.

CLOAKROOM

Obscure double glazed window to front, smooth finished ceiling, ceiling light, low level WC, wash hand basin with heated towel rail, part tiled wall surrounds, tiled flooring.

SITTING ROOM (20' 8" X 11' 9") OR (6.30M X 3.58M)

Aspect to the front elevation through double glazed window. Smooth finished ceiling, ceiling light. TV aerial point, power points, panelled radiators, double opening doors providing access to:

DINING/FAMILY ROOM (14' 4" X 11' 9") OR (4.37M X 3.59M)

Bi-fold doors providing both aspect and access to rear patio and garden beyond. Smooth finished ceiling, recessed lighting, panelled radiator, power points.

KITCHEN/BREAKFAST ROOM (26' 5" X 10' 7") OR (8.05M X 3.22M)

Aspect to the rear elevation through UPVC double glazed window together with bi-fold doors providing both views and access onto rear garden. Smooth finished ceiling, recessed lighting. Stainless steel recessed sink unit set into a Quartz work top extending along two walls with range of base drawers and cupboards beneath. Wine store, breakfast bar with seating for 2-3, fitted AEG five ringed gas hob with tiled splash back and extractor fan over. Fitted AEG microwave, fitted two electric AEG ovens with drawers and cupboards surrounding. Integrated fridge and freezer unit, panelled radiators, TV connections for wall hung television cupboard housing gas fired boiler. Vertical radiator, eye level storage cupboards. Door leading to double garage.

FIRST FLOOR LANDING

Aspect to the side elevation, hatch to loft area, power point.

BEDROOM 1 (18' 7" X 11' 11") OR (5.66M X 3.62M)

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

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window onto side, smooth finished ceiling, extractor fan, part tiled wall surrounds, large walk-in double shower unit, thermostatically controlled shower unit, large glazed shower screen, low level WC with concealed cistern with selection of drawers and cupboards surrounding, wash hand basin with monobloc mixer tap with mirror over and light. Heated towel rail, tiled flooring.

BEDROOM 2 (11' 7" X 10' 9") OR (3.52M X 3.28M)

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

BEDROOM 3 (10' 9" X 10' 4") OR (3.28M X 3.14M)

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

BEDROOM 4 (11' 10" X 10' 0") OR (3.60M X 3.04M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points.

BATHROOM (8' 7" X 6' 7") OR (2.62M X 2.00M)

Obscure UPVC double glazed window to side, fully tiled wall surrounds, 'T' shaped bath with central monobloc mixer tap. Shower with rain effect shower head, large shower screen, low level WC with concealed cistern, low level WC with concealed cistern, sink to side with monobloc mixer tap, storage beneath, tiled flooring. Airing cupboard housing high pressure water cylinder. Smooth finished ceiling, recessed lighting, extractor fan.

OUTSIDE

The front garden is designed for easy maintenance having paving and artificial lawn. Driveway provides off road parking for two cars and access to garage.

GARAGE

Remote control up and over door, power and light. Obscure UPVC double glazed window to side, space for American style fridge/freezer. The current owners have divided the garage to make a Utility Room with smooth finished ceiling, ceiling light, single bowl single drainer ceramic sink with monobloc mixer tap and recess for washing machine and tumble dryer, storage cupboard and eye level storage units.

REAR GARDEN

Designed for easy maintenance with artificial lawn, paved patio area adjoining the rear of the property. The garden is enclosed behind both close board fencing and hedging to provide total seclusion. A pathway continues along the side elevation with a personal gate leading 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 and take the second turning right into Barton Court Road, proceed until reaching the traffic lights and cross over into Barton Court Avenue. Proceed down Barton Court Avenue and on the left Highlands Road will be found.

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.

COUNCIL TAX

The council tax for this property is band F



GROUND FLOOR
1150 sq.ft. (106.8 sq.m.) approx.

1ST FLOOR
703 sq.ft. (65.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1852 sq.ft. (172.1 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.