



**35 Barton Lane, Barton On Sea, New Milton, Hampshire. BH25 7PJ**

**Guide Price £685,000**



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







**35 Barton Lane, Barton On Sea, Hampshire. BH25 7PJ**

**Guide Price £685,000**

A very well presented and spacious four bedroom detached chalet residence located in a popular residential area within a level walk of Barton on Sea Cliff top. Features of the property include Entrance Hall, Sitting Room with wood burner, Conservatory, Kitchen/Breakfast room, Utility Room, two ground floor bedrooms, Bathroom, Study, two further first floor Bedrooms, Shower Room, off road parking, Garage, landscaped West facing rear garden.





## ENTRANCE

Recessed Entrance with composite front door providing access to:

## ENTRANCE HALL

Panelled radiator, power points, thermostat and programmer for central heating.

## SITTING ROOM (19' 9" X 10' 0") OR (6.02M X 3.06M)

Aspect to the side elevation through UPVC double glazed window, panelled radiators, smooth finished ceiling, recessed wood burner with quarry tiled hearth and ornate mantel. Double opening French doors with matching side screens leading to Conservatory.

## CONSERVATORY (10' 0" X 10' 0") OR (3.05M X 3.04M)

Tiled flooring, power points, vaulted Polycarbonate roof with ceiling fan/light. Double opening doors providing access onto patio and rear garden beyond.

## KITCHEN/BREAKFAST ROOM (19' 11" X 9' 11") OR (6.08M X 3.01M)

Aspect to both side and rear elevations through UPVC double glazed windows. One and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath. Integrated under counter fridge, recess for dishwasher, eye level storage cupboards, fitted Rangemaster cooker with extractor fan over, cupboard housing Worcester/Bosch gas fired boiler, panelled radiator, tiled flooring, smooth finished ceiling, recessed lighting, door providing access to:

## UTILITY ROOM (19' 9" X 3' 5") OR (6.01M X 1.04M)

Polycarbonate roof, doors providing access to both front and rear elevations. Panelled radiator, single bowl, single drainer stainless steel sink unit with monobloc mixer tap and storage cupboard beneath. Recess for washing machine and tumble dryer. Additional recesses for fridge/freezers, eye level storage cupboards.

## BEDROOM 3 (10' 1" X 10' 1") OR (3.08M X 3.08M)

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

## BEDROOM 4 (9' 11" X 6' 10") OR (3.01M X 2.08M)

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

## BATHROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, fully tiled wall surrounds, free standing bath unit with ornate feet, monobloc mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin, ornate radiator/towel rail.

## STUDY (9' 11" X 6' 10") OR (3.01M X 2.08M)

Smooth finished ceiling, ceiling light, panelled radiator, staircase leading to first floor landing.

## FIRST FLOOR LANDING

Aspect to the side elevation through double glazed Velux window. Hatch to loft area, power point, double opening coats cupboard with hanging rails additional single cupboard with hanging rail, double opening airing cupboard housing high pressure water system.

## BEDROOM 1 (16' 6" X 9' 11") OR (5.02M X 3.01M)

Aspect to the rear elevation through UPVC double glazed window and additional aspect to the side elevation through double glazed Velux window. Panelled radiator, power points, TV aerial point, recessed wardrobes with hanging rails.

## BEDROOM 2 (10' 2" X 10' 0") OR (3.09M X 3.06M)

Aspect to the front elevation through UPVC double glazed windows. Additional aspect to the side elevation through double glazed Velux window. Ceiling light, panelled radiator, power points, recessed wardrobe.

## SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, panelled radiator, fully tiled wall surrounds, low level WC, wash hand basin, corner shower cubicle with sliding shower screen.

## OUTSIDE

The property is accessed via a five bar gate leading to the front garden which is mainly laid to lawn with a selection of shrub and flower beds. The gardens are enclosed behind both panelled fencing and hedging and a driveway provides off road parking and turning for numerous cars. The driveway continues along the side elevation.

## DETACHED GARAGE

Pitched roof and double opening doors, power and light, loft storage and personal door providing access to rear garden.

## REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind both panelled fencing and hedging. To the rear of the garage there is a Shed/Workshop with power and light, also a greenhouse. Located on the rear boundary there is an additional patio area.

## 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 proceed to the junction with Lymington Road and turn right. Continue until reaching Sea Road on the left and continue until reaching Seacroft Avenue continue to the end and the property will be facing you.

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.

TENURE

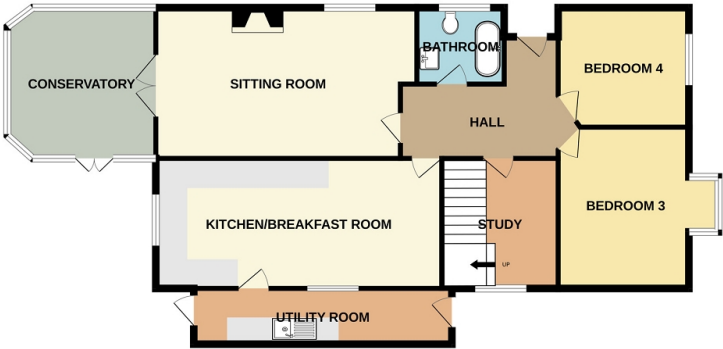
The resale tenure for this property is Freehold

COUNCIL TAX

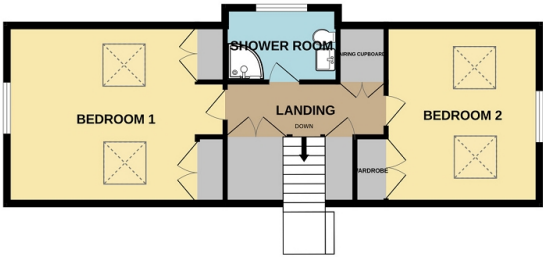
The council tax for this property is band E



GROUND FLOOR  
1118 sq.ft. (103.8 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1704 sq.ft. (158.3 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 & Company Limited  
9 Old Milton Road, New Milton. Hampshire. BH25 6DQ  
01425 625 500  
sales@rossnicholas.co.uk

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