



20 Royston Place, Barton On Sea, New Milton, Hampshire. BH25 7AJ

£399,950



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





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An attractive Georgian style end of terrace house with garage and South facing garden offered chain free but would now benefit from modernisation.
Recommended by Sole Agents.



ENTRANCE PORCH

Ceiling light, provides access to Georgian style door with glazed insert above providing access to:

ENTRANCE HALL (14' 5" X 8' 3") OR (4.39M X 2.51M)

Coved and textured ceiling, ceiling light point, double panelled radiator, balustrade staircase to first floor landing. BT Open Reach point, cupboard provides access to electric meter and gas meter. Power points. Louvre door provides access to under stairs storage cupboard, additional door provides access to another under stairs storage cupboard. Glazed screen provides borrowed light from Sitting Room, glazed door to Kitchen and glazed door to:

SITTING ROOM (27' 3" X 10' 8") OR (8.30M X 3.26M)

Coved and textured ceiling, UPVC double glazed window overlooking front garden aspect. Two double panelled radiators, parquet style flooring, attractive fireplace surround with adjoining electric fire, TV aerial point, two wall light points, ceiling light point, central heating thermostat and room continues to provide access to:

DINING AREA (10' 0" X 9' 8") OR (3.06M X 2.95M)

Continuation of parquet flooring, coved and textured ceiling, ceiling light, sliding patio doors to South facing rear garden. Double panelled radiator, glazed door to:

KITCHEN (9' 1" X 8' 7") OR (2.78M X 2.62M)

Smooth finished ceiling, ceiling light, UPVC double glazed window and adjoining UPVC double glazed door provides access to garden. Comprehensive range of eye level kitchen units in an off white colour with contrasting wood block effect laminated roll top work surfaces, four ring gas hob with matching eye level double oven which is gas. Single bowl sink unit with single drainer with chrome effect mixer tap above. Tiled splash backs, power points, space and plumbing for automatic washing machine, space for under counter fridge, cutlery drawer, pane drawers, double panelled radiator, space for upright fridge/freezer.

CLOAKROOM (5' 1" X 3' 3") OR (1.56M X 0.98M)

Ceiling light point, UPVC double glazed window to side aspect, low level WC, wash hand basin with vanity unit beneath, hot and cold mixer tap with tiled splash back, radiator.

FIRST FLOOR LANDING (9' 10" X 6' 3") OR (3.00M X 1.90M)

Ceiling light point, access to loft with pull down loft ladder. Power point, double opening doors provide access to airing cupboard with factory lagged hot water cylinder with fitted immersion heater, wall mounted Glow Worm gas fired central heating boiler to one side. Drayton digital central heating programmer, door provides access to:

BEDROOM 1 (13' 8" X 10' 9") OR (4.16M X 3.27M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect. Two single panelled radiators, power points, built-in double opening wardrobe with hanging rail and shelf above.

BEDROOM 2 (10' 11" X 10' 9") OR (3.33M X 3.28M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing rear garden aspect, two single panelled radiators, power points, built-in double opening wardrobe with hanging rail and shelf within.

BEDROOM 3 (10' 9" X 8' 2") OR (3.28M X 2.50M)

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing front aspect. Radiator, power points, door provides access to wardrobe with hanging rail and shelf within.

BATHROOM (7' 11" X 5' 8") OR (2.42M X 1.73M)

Coloured suite comprising panelled enclosed bath with twin hand grips, mixer taps and shower attachment with pull across shower attachment. Low level WC, wash hand basin with vanity unit beneath with hot and cold tap, tiling to half height and to three quarters height over bath area. Wall mounted cabinet, wall mounted mirror, shaver socket, radiator.

OUTSIDE

The front gardens are well kept and looked after by the Management Company where each resident has to pay a yearly maintenance fee.

REAR GARDEN

A delightful walled garden well screened from neighbouring properties with a fantastic skyline to the South. The garden benefits from paving with gravel areas, low maintenance shrubs and panelled gate provides rear access. Outside light, outside water tap.

GARAGE (18' 11" X 8' 10") OR (5.77M X 2.68M)

Up and over door of brick construction under a flat roof with outside water tap.

MAINTENANCE

Royston Place Management Company Limited charge £650 per year for the general maintenance of the communal grounds.

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 and turn right taking the second turning left into Becton Lane then take the fourth turning left into Royston Place.



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. Require a survey? Visit our website www.rossnicholas.co.uk 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. [rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.

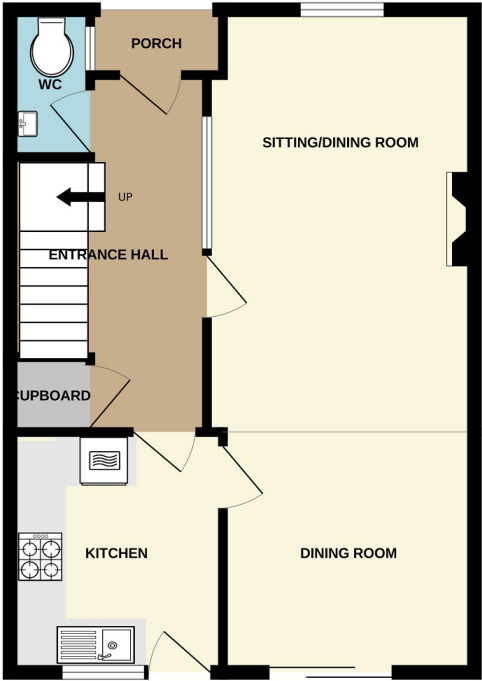
TENURE

The resale tenure for this property is Freehold

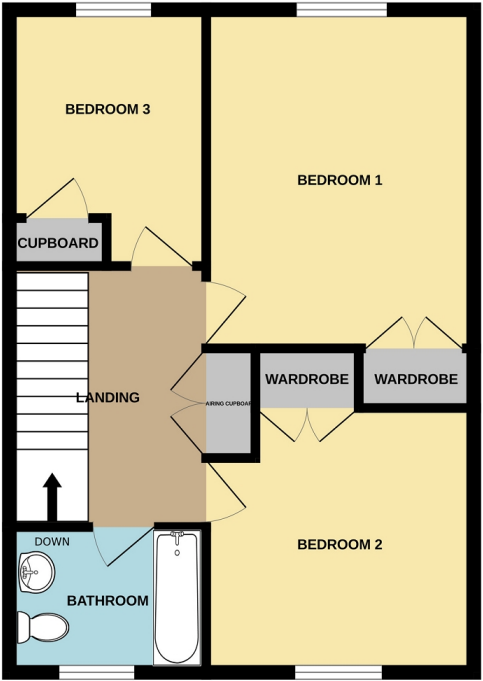
EPC RATING

The EPC rating for this property is C70

GROUND FLOOR
497 sq.ft. (46.2 sq.m.) approx.



1ST FLOOR
500 sq.ft. (46.5 sq.m.) approx.



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TOTAL FLOOR AREA : 998 sq.ft. (92.7 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.