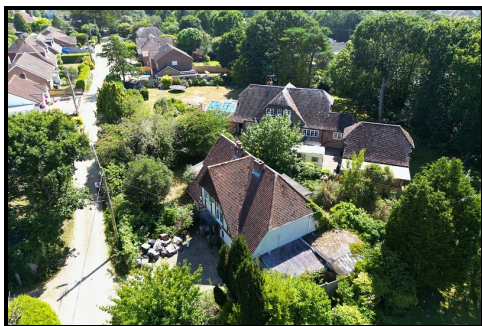




73 Farm Lane North, Barton On Sea, Hampshire. BH25 7BP

£699,950



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





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A three bedroom detached character house believed to be 100 years old offering huge potential to refurbish and extend subject to the necessary planning. Located in arguably one of the best roads in Barton on Sea and offering numerous features including entrance hall, sitting room, dining room, kitchen, utility room, cloakroom, study, conservatory, bathroom, UPVC double glazing, gas fired central heating.



CANOPIED ENTRANCE PORCH

Hardwood ornate front door with double glazed side windows providing access to:

ENTRANCE HALL

Staircase to first floor landing. Smoke detector, thermostatic control for central heating, panelled radiator.

CLOAKROOM

Obscure UPVC double glazed window to front. Ceiling light, low level WC, wall hung wash hand basin, part tiled wall surrounds.

DINING ROOM (12' 2" X 11' 6") OR (3.70M X 3.50M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, wall lights, panelled radiator, power points, wall hung gas fire.

KITCHEN (12' 6" X 10' 2") OR (3.81M X 3.11M)

Aspect to both rear and side elevations through UPVC double glazed windows with door providing access onto rear garden. Ceiling light, one and a half bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards, recess for gas cooker, additional work surface with storage cupboards beneath, eye level storage, part tiled wall surrounds. Recessed cupboard with folding doors, open way through to:

UTILITY ROOM (8' 10" X 8' 1") OR (2.70M X 2.47M)

Aspect to the front elevation through two UPVC double glazed windows. Wall mounted Glow Worm gas fired boiler, butler sink with hot and cold taps. Part tiled wall surrounds, eye level storage cupboards, obscure UPVC double glazed door providing access onto side elevation.

STUDY (10' 2" X 6' 7") OR (3.10M X 2.00M)

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

SITTING ROOM (13' 1" X 10' 11") OR (4.0M X 3.34M)

Aspect onto the rear elevation through UPVC double glazed window, double panelled radiator, power points, ceiling lights.

CONSERVATORY (15' 1" X 14' 1") OR (4.60M X 4.29M)

Low brick walling with UPVC double glazed windows and double opening UPVC French doors providing access onto rear garden. Vaulted roof with blue glass, central ceiling light with fan, two double panelled radiators, power points.

FIRST FLOOR LANDING

Aspect to the front elevation through UPVC double glazed window, ceiling light, smoke detector, linen cupboard with shelving.

BEDROOM 1 (15' 5" X 10' 8") OR (4.70M X 3.24M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, power points, wash hand basin with tiled splash back, recessed wardrobe with hanging rail and drawers, additional eaves storage cupboard.

BEDROOM 2 (12' 7" X 11' 10") OR (3.83M X 3.60M)

Aspect onto the side elevation through UPVC double glazed window. Fitted wardrobes extending along one wall with sliding doors, hanging rail and further storage over. Panelled radiator, power points, ceiling light, eaves storage cupboard.

BEDROOM 3 (11' 6" X 10' 10") OR (3.50M X 3.30M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, ceiling light, power points, eaves storage cupboard.

BATHROOM

Obscure UPVC double glazed window to front. UPVC double glazed window to side. Low level WC, panelled bath unit, wash hand basin with monobloc mixer tap, part tiled wall surrounds.

OUTSIDE

From Farm Lane North there is a brick paved driveway providing off road parking for two to three cars. This driveway extends along the side elevation providing access to a carport and garage with up and over door and additional garden store to side.

REAR GARDEN

Extends along both the rear and side elevations and is mostly laid to lawn with a selection of shrub and flower beds and is enclosed both hedging and panelled fencing.

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. Take the second turning left into Highlands Road then second left into Farm Lane North.



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

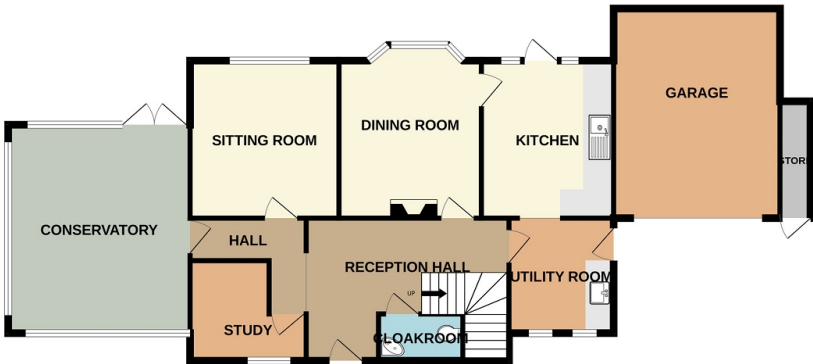
The council tax for this property is band E

EPC RATING

The EPC rating for this property is D68



GROUND FLOOR
1194 sq.ft. (110.9 sq.m.) approx.



1ST FLOOR
630 sq.ft. (58.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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.