



**1 Penn Close, Barton On Sea, New Milton, Hampshire. BH25 7LE**

**£429,950**



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





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A bright and airy two double bedroom detached bungalow located in a quiet cul-de-sac location within a short walk of local shopping parade. Features of the property include Entrance Hall, Cloakroom, Sitting Room, Dining Room, Conservatory, Kitchen, Bathroom, UPVC double glazing, gas fired central heating, off road parking, Garage, Utility Room, Vacant possession, Sole Agents.



## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screens. Ceiling light, double cupboard housing pre-lagged hot water cylinder with fitted immersion heater, slatted shelving and storage cupboards over.

## CLOAKROOM

Obscure UPVC double glazed window to side. Ceiling light, low level WC. Wall hung wash hand basin with tiled splash back and wall mounted mirror fronted medicine cabinet over. Panelled radiator.

## SITTING ROOM (15' 9" X 12' 6") OR (4.81M X 3.82M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, two double panelled radiators, power points, TV aerial point, display shelving, electric fire set into a tiled hearth, surround and mantel. Power points. Open way through to:

## DINING AREA (11' 5" X 8' 10") OR (3.47M X 2.69M)

Ceiling light, thermostatic control for central heating. Sliding UPVC patio doors providing access to:

## CONSERVATORY

UPVC double glazed construction with blue tint glass roof. UPVC double glazed door providing access to rear patio and garden beyond. Power points, wall light points.

## KITCHEN (10' 10" X 8' 2") OR (3.30M X 2.50M)

Aspect to the rear elevation through UPVC double glazed window. Recessed lighting, single bowl, single drainer sink unit with monobloc mixer tap set into a work surface with storage cupboards beneath, recess for gas cooker. Breakfast bar area, additional roll top work surface with base drawers and cupboards beneath, recess for fridge, wall mounted Baxi gas fired boiler, part tiled wall surrounds, power points, eye level storage cupboards, TV aerial point, UPVC double glazed door providing access to:

## UTILITY ROOM (9' 3" X 4' 11") OR (2.83M X 1.51M)

Polycarbonate roof. Work surface with recesses for full height fridge/freezer, slimline dishwasher and washing machine. UPVC double glazed doors providing access to both front and rear elevations. Wall light.

## INNER HALL

Hatch to loft area with pull down ladder. Double cupboard with power point, shelf and additional storage over.

## BEDROOM 1 (13' 5" X 12' 6") OR (4.10M X 3.82M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points. Fitted wardrobes extending along one wall with three double and one single unit with mirror fronts. Recessed double cupboard with hanging rail and shelf and additional storage over. Power points.

## BEDROOM 2 (10' 10" X 9' 9") OR (3.31M X 2.97M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, panelled radiator, recessed double wardrobe with hanging rail and additional storage over.

## BATHROOM

Obscure UPVC double glazed window to rear. Extractor fan, ceiling light, part tiled wall surrounds. Panelled bath unit with monobloc mixer tap, wall mounted Triton shower. Pedestal wash hand basin with monobloc mixer tap, low level WC, panelled radiator, large wall mounted medicine cabinet, shaver point and wall mounted electric heater.

## OUTSIDE

The front garden is mostly laid to lawn with a driveway providing off road parking for three to four cars and access to the garage.

## GARAGE (8' 7" X 21' 0") OR (2.62M X 6.40M)

Up and over door, ceiling light, gas and electric meters, consumer unit, power points. Work surface with base drawers and cupboards beneath. Recess for tumble dryer, eye level storage cupboard. To the rear of the garage are two garden stores.

## REAR GARDEN

To the rear of the property there is a paved patio area, outside water tap. The remainder of the garden is mostly laid to lawn with additional paved patio area for seating, selection of shrub and flower beds. The garden is enclosed behind both close board and panelled fencing and enjoys a South/Westerly aspect.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed to A337 and turn right continuing until reaching Sea Road and on the left. Turn into Sea Road and take the first turning left into Chiltern Drive then first left into Penn Close

## 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.

## EPC RATING

The EPC rating for this property will be confirmed shortly.



GROUND FLOOR  
1119 sq.ft. (103.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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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