



11 Barton Croft, Barton On Sea, Hampshire. BH25 7BT

£550,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
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A very well presented two double bedroom detached bungalow located in a highly sought after location within equal distance of Barton on Sea Cliff top and New Milton Town Centre. Features of the property include reception hall, sitting room, large conservatory, kitchen, en-suite shower room, main bathroom, UPVC double glazing, gas fired central heating, landscaped gardens, numerous outbuildings, integral garage, off road parking. End of chain.



RECEPTION HALL

Accessed via UPVC double glazed front door. Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, two ceiling light points, programmer and time clock for central heating. Two panelled radiators, broom cupboard with shelf.

SITTING ROOM (16' 6" X 13' 3") OR (5.04M X 4.05M)

Smooth finished ceiling, wall lights, feature electric fire with stone hearth, surround and mantel. TV aerial point, two panelled radiators, double opening doors with matching side screens providing access to:

CONSERVATORY (18' 6" X 11' 0") OR (5.65M X 3.36M)

Vaulted blue glass roof with UPVC double glazed windows and central UPVC double glazed French doors providing access onto rear garden. Door leading to garage, two double panelled radiators, opening roof hatch for additional airflow and power points.

KITCHEN (13' 0" X 8' 9") OR (3.96M X 2.67M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light. One and a half bowl sink unit with mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Integrated slimline dishwasher, recess for washing machine and tumble dryer. Additional work surface with Neff induction hob and Bosch stainless steel electric oven. Stainless steel Extractor fan, part tiled wall surrounds, eye level storage cupboards, integrated fridge and freezer, glazed door providing access onto side elevation.

BEDROOM 1 (13' 2" X 11' 2") OR (4.02M X 3.40M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point. Additional aspect to the side elevation, panelled radiator, power points, fitted wardrobe comprising two double and one single unit with hanging rail and shelving.

EN-SUITE SHOWER ROOM (8' 0" X 2' 7") OR (2.43M X 0.80M)

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light, extractor fan. Shower cubicle with shower screen, tiled surrounds and thermostatically controlled shower unit. Low level WC with concealed cistern, wash hand basin with monobloc mixer tap and storage beneath.

BEDROOM 2 (12' 1" X 11' 11") OR (3.68M X 3.63M)

Aspect to the front elevation through UPVC double glazed window. Panelled radiator, power points, additional aspect to the side elevation, fitted wardrobes comprising two double and two single wardrobe units and drawers with hanging rails and shelving.

BATHROOM (8' 0" X 6' 7") OR (2.43M X 2.01M)

Obscure UPVC double glazed window onto side, smooth finished ceiling, ceiling light, part tiled wall surrounds. Panelled bath unit with hot and cold monobloc mixer tap. Low level WC with concealed cistern and wash hand basin to side with storage beneath and to side. Heated towel rail.

OUTSIDE

The front elevation is designed for easy maintenance being mainly shingled with off road parking for two to three cars. Selection of shrub and flower beds with a low brick wall to the front boundary. The driveway continues to provide access to:

GARAGE (15' 9" X 9' 7") OR (4.80M X 2.91M)

Up and over door power and light and personal door leading to Conservatory. Hatch to loft, insulation and lighting.

REAR GARDEN

Adjoining the rear of the property is a paved patio area with the remainder of the garden laid to lawn with a selection of well stocked shrub and flower beds. The garden is enclosed behind both hedging and panelled fencing. There are numerous outbuildings including two large sheds and summer house.

DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road then continue until reaching the mini roundabout at the junction with Lymington Road. Turn right and take the second turning left into Becton Lane proceed until reaching Solent Drive on the right which leads into Barton Croft.

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

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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



GROUND FLOOR
1168 sq.ft. (108.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1168 sq.ft. (108.5 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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