



**7 Barton Green, Barton On Sea, New Milton, Hampshire. BH25 7LZ**

**£435,000**



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





## 7 Barton Green, Barton On Sea, New Milton, BH25 7LZ

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A beautifully positioned two bedroom two bathroom mid-terrace property offered with no onward chain adjacent to Long Meadow and benefiting from sea glimpses in bedroom 1. The house benefits from a car port, ground floor cloakroom, off road parking, Conservatory and South backing private rear garden.



## UNDER COVER ENTRANCE

Outside light, outside storage cupboard with power, UPVC double glazed door and matching side screen provides access to:

## ENTRANCE HALL (14' 10" X 3' 10") OR (4.52M X 1.18M)

Two ceiling light points, double panelled radiator, power points, half turn staircase to first floor landing, under stairs storage cupboard, shelved hall storage cupboard, eye level double glazed window providing borrowed light through to Sitting Room, multi-glazed door provides access to:

## LOUNGE/DINER (19' 7" X 12' 11" MIN) OR (5.97M X 3.93M MIN)

Coving to ceiling, numerous wall light points, double panelled radiator, plus a further single panelled radiator, wall mounted Honeywell central heating thermostat, telephone point, numerous power points, TV aerial point, attractive bricklet fireplace surround with adjoining coal effect gas fire, UPVC double glazed window facing rear aspect and sliding patio doors providing access to Conservatory, door to kitchen.

## CONSERVATORY (18' 4" X 7' 3") OR (5.59M X 2.22M)

Adjoins the property for approximately full length of the property with soffits lights, under a pitched Polycarbonate roof with UPVC double glazed doors and double glazed windows overlooking the rear garden aspect. Fitted window blinds, power points, radiator, TV aerial point, wall light point.

## KITCHEN (9' 9" X 9' 8") OR (2.97M X 2.95M)

Coving to ceiling, ceiling light point, white gloss fronted kitchen units providing a comprehensive range of eye level and floor mounted storage units with laminated roll top work surfaces with fitted four ring Creda gas hob in white with concealed filter hood above. Eye level Creda oven and grill, space and plumbing for automatic washing machine and dishwasher, integrated fridge/freezer, wall mounted Ideal Classic gas fired central heating boiler, tiled splash backs, under unit lighting, power points, Honeywell programmer, double glazed window overlooking front garden aspect. Fully tiled floor, half tiled walls.

## CLOAKROOM (5' 4" X 5' 1") OR (1.63M X 1.56M)

Coving to ceiling, ceiling light point, low level WC with concealed cistern with push button flush. Wash hand basin with vanity unit beneath with tiled splash back above with mirror and concealed lighting, radiator, Vinyl flooring, double opening doors provide access to coats storage cupboard with hanging rail and shelf within.

## FIRST FLOOR LANDING (4' 0" X 3' 5") OR (1.23M X 1.05M)

Ceiling light, ceiling smoke detector, access to loft via roof hatch, door provides access to:

## BEDROOM 1 (13' 4" X 10' 10") OR (4.06M X 3.30M)

Sloping ceilings to one side with dormer triangular shaped window overlooking the South facing aspect with glimpses of the sea. Range of fitted furniture including built-in wardrobe with wall light point, power points, wall mounted mirror with concealed lighting above and door provides access to:

## EN SUITE SHOWER ROOM (5' 4" X 7' 5") OR (1.62M X 2.26M)

Ceiling light, ceiling extractor, Velux window facing South. Sliding glazed door provides access to double width shower cubicle with shower mixer and adjustable shower attachment. Tiling to full height in shower cubicle area. Low level WC with concealed cistern, wash hand basin with pop-up waste with monobloc mixer tap with vanity unit beneath, large wall mounted mirror, radiator, towel rail, Vinyl flooring to the remainder of shower room, tiled to half height.

## BEDROOM 2 (12' 2" X 10' 4") OR (3.71M X 3.15M)

Another double bedroom with fitted furniture and built-in wardrobe with UPVC double glazed window facing front aspect with radiator beneath with power points, wall light points.

## BATHROOM (8' 2" X 9' 0") OR (2.49M X 2.74M)

Door provides access to airing cupboard housing the Megaflow hot water cylinder with slatted shelving. Two steps down to Bathroom. Grey coloured suite comprising panelled enclosed bath with mixer taps and shower screen, low level WC, pedestal wash hand basin with pop-up waste with mirror above with light points to either side and shaver socket. Bidet, Velux window facing front aspect, tiling to full height, tiled floor.

## OUTSIDE

Attractive block paved drive provides off road parking for at least two vehicles. Part of the driveway benefits from an undercover car port with eaves storage and pitched and tiled roof. Outside storage cupboard with light and provides access to fuse box. The front garden is laid to pea shingle with shrubs and bushes for ease of maintenance.

## REAR GARDEN

South backing enclosed by close boarded fencing. Rear access gate. The garden is landscaped with paving and gravel inserts, low level dwarf walling, shrub borders and ornamental bushes and shrubs. The garden is well screened from neighbouring properties and provides an attractive setting from the property.

## 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 until reaching the mini-roundabout then turn right and take the second turning left into Becton Lane. Proceed down Becton Lane and just before the cliff top turn left into Barton Green.

## TENURE

The resale tenure for this property is Freehold



## 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 £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.

## EPC RATING

The EPC rating for this property is C71



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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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