



4 Barton Drive, Barton On Sea, New Milton, Hampshire. BH25 7JJ

£525,000



Ross Nicholas & Company Limited
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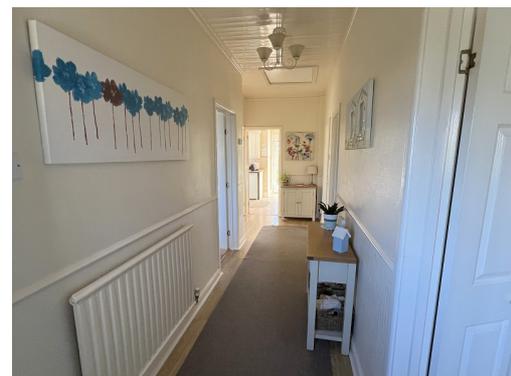




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A three double bedroom detached bungalow located within a short walk of Barton on Sea Cliff top and enjoying a South facing rear garden. Features of the property include Entrance Hall, Sitting Room with wood burner, Garden Room, Kitchen, Bathroom, UPVC double glazing, gas fired central heating, gardens.



ENTRANCE HALL

Accessed via UPVC double glazed front door, panelled radiator, power points, hatch to loft area with pull down ladder, ceiling light, programmer and time clock for central heating, broom cupboard with double opening doors and hanging rail.

SITTING ROOM (12' 9" X 12' 0") OR (3.88M X 3.65M)

Obscure UPVC double glazed window to side elevation, ceiling light, power points, TV aerial point, two double panelled radiators, feature Aga recessed wood burner with stone surround, hearth and mantel. Aspect onto Garden Room and garden beyond, open way leading to:

GARDEN ROOM (13' 5" X 8' 10") OR (4.10M X 2.70M)

UPVC double glazed windows to three walls, UPVC double glazed doors providing both views and access onto rear garden. Panelled radiator, power point.

KITCHEN (14' 9" X 10' 3" MAX) OR (4.49M X 3.12M MAX)

Aspect to the side and rear elevations through UPVC double glazed windows. Recessed lighting, one and a half bowl single drainer ceramic sink unit with monobloc mixer tap set into a work surface extending along one wall with recesses for under counter fridge and freezer. Recess for dishwasher. Additional work surface with base drawers and cupboards beneath. Recess for washing machine, fitted gas cooker with built-in hob and extractor fan over. Eye level storage cupboards one of which houses modern Worcester/Bosch gas fired boiler. Dresser style unit with drawers and cupboards beneath and glazed display unit over. Double opening UPVC double glazed doors provide views and access onto rear garden.

BEDROOM 1 (12' 0" X 9' 11" MIN) OR (3.67M X 3.02M MIN)

Aspect to the front elevation through curved UPVC double glazed windows overlooking front elevation, ceiling light, panelled radiator, power points.

BEDROOM 2 (9' 11" MIN X 9' 8") OR (3.02M MIN X 2.95M)

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

BEDROOM 3 (11' 11" X 9' 1") OR (3.64M X 2.76M)

Currently used as a Dining Room. Aspect to the side elevation through UPVC double glazed window. Double panelled radiator, power points, ceiling light.

BATHROOM (8' 9" X 5' 7") OR (2.66M X 1.71M)

Fully tiled wall surrounds with panelled bath. Wall mounted Mira shower unit with glazed shower screen. Low level WC, pedestal wash hand basin with large mirror fronted medicine cabinet over, panelled radiator.

OUTSIDE

The front garden is designed for easy maintenance with a selection of established shrubs. A pathway provides access to the front door and a driveway continues along the side elevation providing off road parking, outside water tap and access to Garden store with double opening front doors, double glazed window to side and personal door leading to:

REAR GARDEN

Adjoining the rear of the property is a patio area with outside lighting and steps leading to the central part of the garden which is laid to lawn with a selection of shrub and flower beds with additional paved seating area to side. Additional steps lead to the rear of the garden once again being mostly laid to lawn with a selection of flower and shrub beds. There is a large wooden garden storage shed with windows.

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 proceed to the Lymington Road and turn right. On reaching Sea Road on the left take the 4th turning left into Seafield Road then left into Keysworth Avenue then third right into Barton Drive.

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

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 D



GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 880 sq.ft. (81.7 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.