

Slades

FULLY REFURBISHED, RE-MODELLED AND EXTENDED DETACHED BUNGALOW ... SPACIOUS OPEN PLAN LIVING ... LUXURY KITCHEN/BREAKFAST ROOM ... UTILITY ROOM ... 3 DOUBLE BEDROOMS, ALL WITH EN-SUITES ... GREAT PLOT WITH SUNNY, PRIVATE GARDEN ... GARAGE AND LOTS OF PARKING

**23 Barton Way,
Barton-On-Sea, New Milton, Hampshire BH25 7JN**



PRICE: £575,000

Viewing: By appointment only via Slades Estate Agents.
365 Lymington Road, Christchurch, Dorset, BH23 5EY
Tel: **(01425) 277773** or email: enquiries@sladeshighcliffe.co.uk

Directional Note: From the shops in Highcliffe, proceed east along the Lymington Road and continue straight across the traffic lights. Upon reaching the roundabout, take the 2nd exit and continue until reaching the next set of traffic lights. Turn right at the lights into Barton Court Avenue, then take the 6th right turning into Barton Drive. At the T-junction, turn left into a continuation of Barton Drive, taking the first right into Barton Way.

A stunning detached bungalow situated in a most desirable road in Barton-On-Sea, within easy reach of the cliff top and beach. The current owners have carefully re-modelled and re-shaped the original bungalow to create this spacious, open plan home which is presented in show home condition. The property has been fitted with Thermaskirt heating throughout, there is LED lighting with dimmer switches throughout and the contemporary bathrooms all feature sensor lighting. For an appointment to view this lovely home, please call us on (01425) 277773.

The accommodation in detail with approximate measurements comprises:

Entrance to property via **STORM PORCH** with solid oak beam supports and feature front door to:

ENTRANCE HALL: Oak flooring throughout, inset ceiling downlighters, access to loft, telephone point, cloaks/airing cupboard with radiator providing hanging space, double sliding doors leading to:

OPEN PLAN LIVING AREA:

Sitting Area: 20'3" x 19' (6.17m x 5.79m) Two rear aspect sets of tri-fold UPVC double glazed doors giving access to the sunny rear garden, oak flooring continuing through the living space, 3 television aerial points and satellite point, inset LED downlighters with dimmer and coved mood lighting.

Kitchen/Breakfast Area: 18'1" x 11'8" (5.52m x 3.56m) Two rear aspect UPVC double glazed windows, a stunning, contemporary kitchen comprising excellent range of high gloss, soft close cupboards and drawers with Quartz work surfaces, inset Butler sink with drainer, mixer tap and Brita filter over, integrated appliances including Bosch fridge and Bosch dishwasher, Rangemaster Platinum oven (to remain) with brushed steel splashback and extractor hood over, centre island unit with drawers and LED mood lighting strip, inset LED downlighters with dimmer switch, tiled floor which continues via door into:

UTILITY ROOM: Rear aspect UPVC double glazed door to outside and side aspect UPVC double glazed window, solid oak work surfaces with inset sink and drainer unit with mixer tap, cupboards, space for washing machine/tumble dryer/fridge/freezer, LED downlighting with dimmer switch, extractor fan.

MASTER BEDROOM: 15'8" x 11'5" (4.79m x 3.48m) excluding dressing area Front aspect UPVC double glazed window, inset LED downlighters, television aerial point, access to:

DRESSING AREA: Side aspect obscured UPVC double glazed window.

EN-SUITE BATHROOM: Side aspect obscured UPVC double glazed window, modern white bathroom suite comprising 10-jet whirlpool jacuzzi bath with mood lighting, wall mounted fixed shower plus separate shower attachment, his & hers wash basins with mixer taps and drawers below, shaver point, porcelain floor tiles, tiled walls, wall mounted heated towel rail, LED downlighters, sensor bathroom lighting.

BEDROOM 2: 11'11" x 11'10" (3.64m x 3.07m) Front aspect UPVC double glazed window, LED downlighting, television aerial point, access to:

JACK & JILL SHOWER ROOM: Accessed via Bedroom 2 or the hallway. Front aspect UPVC double glazed obscured window, modern white suite comprising fully tiled shower cubicle with fixed shower head and removable shower attachment, extractor over, push button low level WC, corner wash basin set into vanity unit with mixer tap, wall mounted mirror cabinet with sensor lighting, wall mounted heated towel rail, tiled floor and walls, LED downlighters, sensor bathroom lighting.

BEDROOM 3: 13'10" x 9'9" (4.24m x 2.98m) Front aspect UPVC double glazed window, LED lighting, television aerial point, door to:

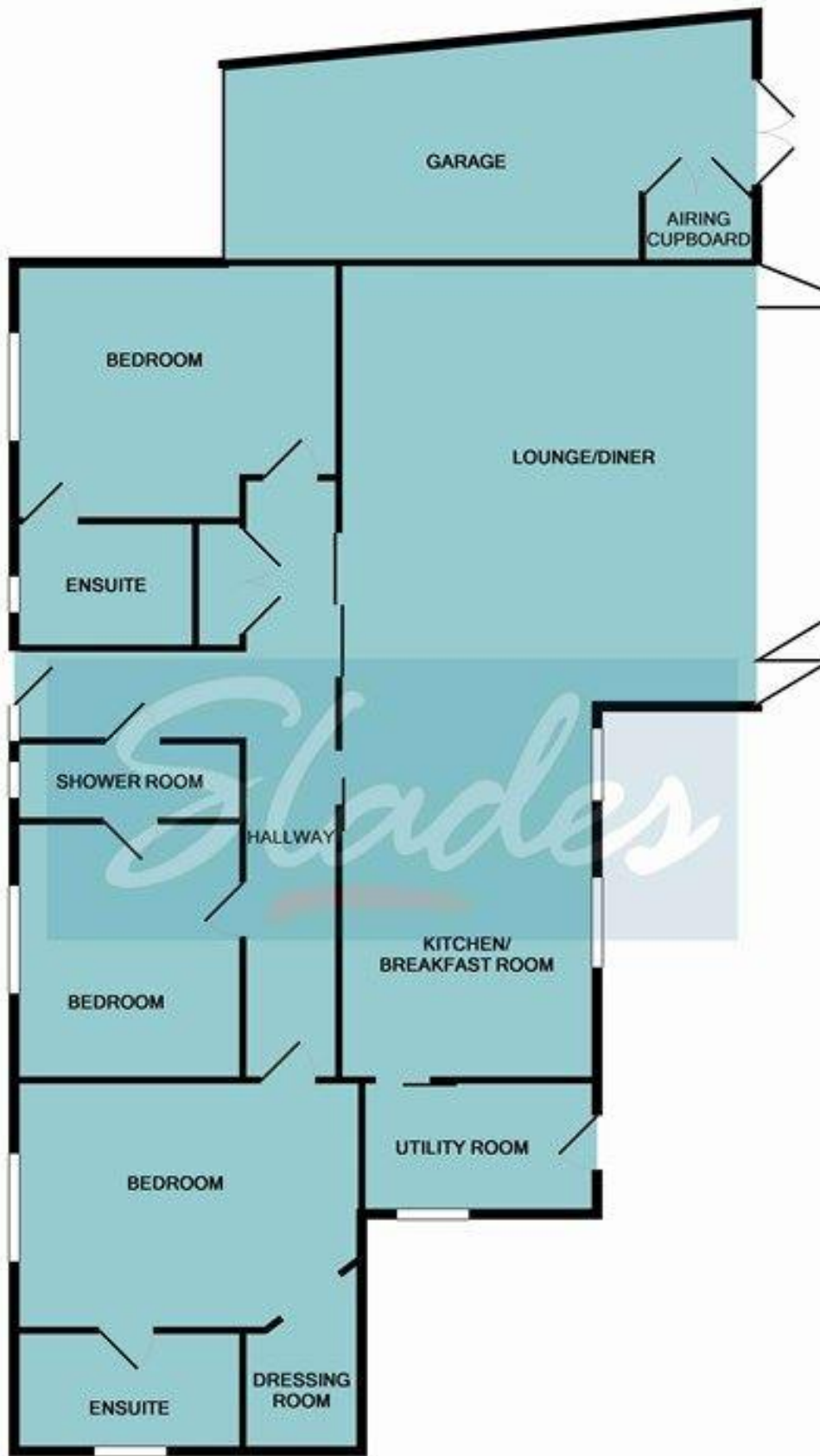
EN-SUITE BATHROOM: Modern white suite comprising 6-jet jacuzzi corner bath with mixer tap, wall mounted fixed shower head and removable shower attachment, pedestal wash basin with mixer tap and vanity unit with sensor lighting, push button low level WC, tiled floor, fully tiled walls, LED downlighting, extractor fan, heated towel rail, sensor bathroom lighting.

OUTSIDE:

FRONT GARDEN: The good sized front garden is laid to lawn with mature shrubs to one side and areas laid to wood chipping for ease of maintenance. The remainder is laid to paving, providing off road parking for at least 3-4 vehicles, leading to the garage. There is exterior coloured lighting around the perimeter of the bungalow.

GARAGE: 18'4" x 10'9" (5.61m x 3.30m) narrowing to 8'11" (2.72m) Concrete base, power and lighting, electric up and over door, double cupboard housing the hot water cylinder and gas boiler. UPVC double glazed door providing access to the rear garden.

REAR GARDEN: The rear garden is laid mainly to lawn with a patio area at the rear providing a nice seating space. There is an area of raised decking adjoining the rear of the bungalow. The garden is bound by fencing with mature hedgerow and shrubbed border along one side. Two further private areas of garden at the side.



TOTAL APPROX. FLOOR AREA 160.3 SQ.M. (1726 SQ.FT.)

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. Quoted floor areas may include garages, terraces and balconies.
Made with Wallapop 11/2018

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision.

DATA PROTECTION ACT 1998 Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		76	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 