



**HAYWARD FOX**  
**PRICE: £575,000**

**24 NAISH ROAD, BARTON ON SEA, NEW MILTON BH25 7PU**







GROUND FLOOR  
APPROX. FLOOR  
AREA 56.4 SQ.M.  
(608 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 50.1 SQ.M.  
(539 SQ.FT.)

FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS  
TOTAL APPROX. FLOOR AREA 106.6 SQ.M. (1147 SQ.FT.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix 2018

For more information on this property or to arrange an accompanied viewing, please contact:

**01425 638656**

or

[newmilton@haywardfox.co.uk](mailto:newmilton@haywardfox.co.uk)

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**24 NAISH ROAD, BARTON ON SEA, NEW MILTON, HAMPSHIRE BH25 7PU**



An impressive character three bedroom detached house, having been sympathetically renovated with outstanding kitchen/family dining room, being well situated on a corner plot, within a short level walking distance of Barton cliff top. Must be viewed to be appreciated.

**ENTRANCE PORCH, RECEPTION HALL, CLOAKS/SHOWER ROOM, SITTING ROOM, IMPRESSIVE KITCHEN/FAMILY DINING ROOM, FIRST FLOOR LANDING, THREE BEDROOMS, MODERN BATH/SHOWER ROOM, DETACHED GARAGE, EXCELLENT OFF ROAD PARKING AND MANAGEABLE GARDENS.**

Appointments must be made via the Vendors Agents **Hayward Fox**

## 24 NAISH ROAD, BARTON ON SEA, NEW MILTON, HAMPSHIRE BH25 7PU

**ACCOMMODATION IN DETAIL:** (all measurements are approximate)

Bespoke double glazed arched front door to ENTRANCE PORCH with oak door to:

**RECEPTION HALL:** Feature wood effect flooring, radiator, understairs cupboard housing drier, door to:

**CLOAKS/SHOWER ROOM:** Fully tiled walls comprising wash hand basin with mixer tap, low level w.c., walk in tiled shower cubicle with shower over and hand-held attachment. Extractor fan, tiled flooring, chrome heated towel rail, useful shelved storage cupboard, obscure UPVC double glazed window overlooking side aspect.

**SITTING ROOM:** 19'10" x 11'5" (6.05m x 3.48m) Raised coal effect gas fire and stone surround, wood flooring, two radiators, triple aspect room with UPVC double glazed windows overlooking front and side aspects, and further sliding patio door to the rear garden.

**IMPRESSIVE KITCHEN/FAMILY DINING ROOM:** 18'9" x 11'4" (5.72m x 3.45m) Superb Vivian & Holt kitchen with silestone work surfaces incorporating bowl and a third single drainer Blanco sink unit with Quooker mixer/hot water tap, superb range of soft close drawers and cupboards incorporating Siemens double oven with cupboard over and below, excellent range of matching wall mounted units, central island unit with Siemens ceramic hob and electronically operated extractor fan. Feature wood burning stove, wood effect flooring, integrated Siemens dishwasher and washing machine, radiator, integrated fridge and freezer, cupboard housing Worcester gas fired central heating boiler with programmer below, UPVC double glazed windows overlooking front and rear aspects. Further UPVC double glazed door to side garden.

Stairs from entrance hall lead to:

**FIRST FLOOR LANDING:** Built in airing cupboard housing hot water cylinder with range of shelving, hatch to loft space with ladder and lighting, being boarded. UPVC double glazed window overlooking rear aspect.

**BEDROOM ONE:** 15'6" x 11'7" (4.72m x 3.53m) An impressive main bedroom with full length built in deep wardrobe cupboards with double hanging and shelving, access to eaves storage, radiator, UPVC double glazed window overlooking front aspect with fitted blinds.

**BEDROOM TWO:** 11'7" x 9'10" (3.53m x 3m) Radiator, range of fitted wardrobe cupboards, access to eaves storage, UPVC double glazed windows overlooking front and side aspects with bespoke fitted blinds.

**BEDROOM THREE/STUDY:** 7'9" x 7'1" (2.36m x 2.16m) Mirror fronted fitted wardrobe cupboard with further storage cupboards and shelving, UPVC double glazed window overlooking front aspect with fitted blinds.

**MODERN BATH/SHOWER ROOM:** Comprising inset wash hand basin with mixer tap and storage cupboard below, low level w.c., bath with mixer tap and shower attachment, walk in tiled shower cubicle with separate shower over, tiled flooring, heated ladder towel rail, obscure UPVC double glazed window overlooking rear aspect.

### **OUTSIDE:**

The property has an excellent frontage, being mainly walled with large mature shrub and flower border and a covered log store. A driveway provides excellent off road parking, approached via a five bar gate for approximately five cars, leading to:

**DETACHED GARAGE:** 18'8" x 9'1" (5.69m x 2.77m) With pitched roof, electronically operated roller door, power and lighting, personal door.

Pedestrian access leads a courtyard style garden with a terraced decking, providing a pleasant sitting out area. The gardens extend to the rear of the property with paved pathway/patio, enclosed by fencing with shaped lawn and shrub and flower borders. Outside water tap.

**DIRECTIONAL NOTE:** From the traffic lights in the centre of New Milton proceed in a westerly direction along Old Milton Road, continuing across the mini roundabout and continue until reaching the T-junction, turning right to the Lymington Road towards Highcliffe. Continue, turning left opposite the Chewton Glen Hotel into Western Avenue, continuing for approximately 600 yards, where the property is situated on the left hand side and is numbered.

**EPC:** D

**COUNCIL TAX BAND:** E

NEM200021

### **The Consumer Protection from Unfair Trading Regulations 2008 (CPR's)**

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.