



15 UPLANDS AVENUE
BARTON ON SEA
NEW MILTON
HAMPSHIRE
BH25 7BJ



HAYWARD FOX
OF NEW MILTON

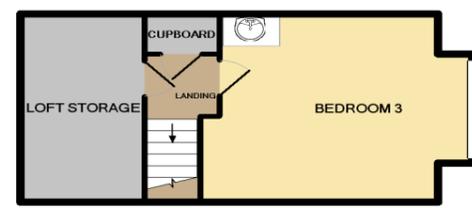
PRICE: £520,000

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GROUND FLOOR
APPROX. FLOOR
AREA 99.5 SQ.M.
(1071 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 30.4 SQ.M.
(328 SQ.FT.)
 FLOOR PLAN CREATED BY HAYWARD FOX ESTATE AGENTS
 TOTAL APPROX. FLOOR AREA 129.9 SQ.M. (1399 SQ.FT.)
 Measurements are approximate. Not to scale. Illustrative purposes only
 Made with Metropix ©2015



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15 UPLANDS AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE. BH25 7BJ

A three bedroom detached chalet residence having excellent scope to extend/modernise. Being well situated in one of Barton's best residential areas. Set in large gardens.

DIRECTIONAL NOTE From the traffic lights in the centre of New Milton, proceed in a southerly direction along Station Road and at the mini roundabout take the third exit right into the Lymington Road. Take the second turning left into Becton Lane and first right into Chestnut Avenue. Take the first turning left into Uplands Avenue where the property is situated a short way along on the left hand side.

ACCOMMODATION IN DETAIL: (all measurements are approximate)

COVERED ENTRANCE WITH FRONT DOOR TO:

ENTRANCE HALL: Radiator. Wood block flooring. Small understairs storage cupboard.

SITTING ROOM: 14'9" (4.5m) excluding bay X 11'5" (3.48m) Brick fireplace. Radiator. Windows overlooking side aspect and further bay window overlooking rear gardens.

BREAKFAST ROOM: 11'5" X 11'3" (3.48mX 3.43m) Radiator. Window overlooking rear gardens. Archway through to:

KITCHEN: 10'11" X 9'7" (3.33mX 2.92m) Fully tiled walls comprising double bowl sink unit with mixer tap. Range of roll edge work surfaces with drawers and cupboards below. Space for gas cooker. Built in airing cupboard housing hot water cylinder and floor mounted gas fired central heating boiler. Space for upright fridge/freezer. Space and plumbing for washing machine. Bay window overlooking side aspect. Archway through to:

REAR LOBBY: With large walk in larder/storage cupboard and further built in shelved storage cupboard. Radiator. Door giving rear access.

GROUND FLOOR BEDROOM TWO: 12' X 11'11" (3.66mX 3.63m) Radiator. Range of mirror fronted fitted wardrobe cupboards. Bay window overlooking front aspect.

BEDROOM THREE/DINING ROOM: 15' X 11'9" (4.57mX 3.58m) Radiator. Bay window overlooking front aspect.

BATHROOM: Comprising wash hand basin. Bath with mixer tap and shower attachment. Heated towel rail. Obscure glazed window overlooking side aspect.

SEPARATE WC: Fully tiled walls. Comprising low level wc. Window overlooking side aspect.

STAIRS FROM ENTRANCE HALL LEADS TO:

FIRST FLOOR LANDING WITH SHELVED STORAGE CUPBOARD AND LARGE WALK IN LOFT AREA. DOOR TO:

BEDROOM ONE: 14'4" X 12'10" (4.37mX 3.91m) **maximum measurements.** Fitted wash hand basin. Eaves storage cupboards. Radiator. Window overlooking side aspect.

OUTSIDE

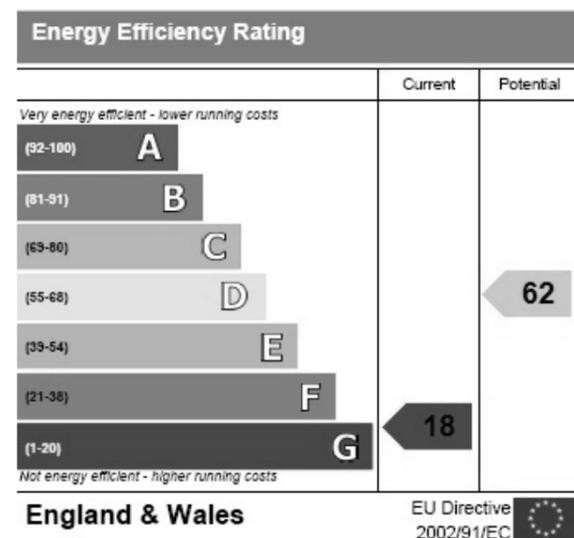
The property has a large frontage being enclosed by mature shrubbery and hedging with area of lawn and driveway, leads to the **DETACHED GARAGE**. Side pedestrian gate gives access to the rear of the property.

Laid predominantly to lawn, well enclosed by hedging with further area of gardens to the rear and greenhouses and two further sheds.

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.

Address: 15 Uplands Avenue, Barton on Sea, NEW MILTON
RRN:



REF: BMN3310