



15 Royston Place, Barton On Sea, New Milton, Hampshire, BH25 7AJ.

Guide Price £475,000



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





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A spacious four bedroom terraced Georgian style residence located in a highly sought after location within equal distance of Barton on Sea cliff top and New Milton Town Centre. Features of the property include pillared covered entrance, large entrance hall, sitting room, dining room, kitchen, conservatory, utility room, ground floor cloakroom, main bathroom, courtyard garden, garage in nearby block and communal parking. Vacant possession, Sole Agents.



ENTRANCE

Covered pillared entrance with tiled flooring, ceiling light, large composite front door providing access to:

ENTRANCE HALL

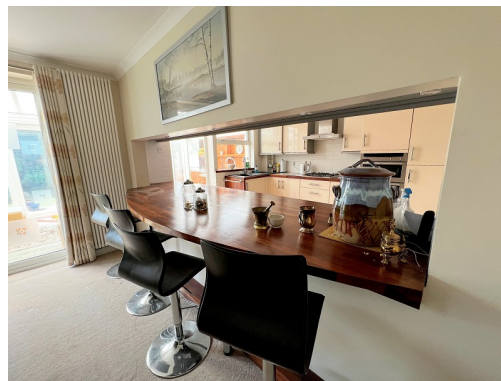
Oak flooring, staircase to first floor landing, smooth finished ceiling, recessed lighting, double panelled radiator, under stairs storage cupboard.

CLOAKROOM

Obscure UPVC double glazed window to side, low level WC, wall hung wash hand basin with tiled splash back. Tiled flooring, panelled radiator.

SITTING ROOM (13' 6" X 18' 11") OR (4.11M X 5.76M)

Two UPVC floor to ceiling double glazed windows providing views to the front elevation. Smooth finished ceiling, two wall light points, fitted gas fire set on a tiled plinth extending along one wall. Panelled radiator, vertical radiator, thermostat control for central heating, TV aerial points, power points, open way through to:



DINING ROOM (11' 9" X 12' 3") OR (3.57M X 3.74M)

Smooth finished ceiling, ceiling light point, power points, vertical tubular radiator, feature opening through to kitchen incorporating breakfast bar. UPVC double opening doors providing access to Conservatory.



KITCHEN (12' 2" X 9' 9") OR (3.71M X 2.97M)

Smooth finished ceiling, recessed lighting, aspect onto the rear. Fully tiled wall surrounds, one and a half bowl single drainer composite sink unit with monobloc mixer tap set into a work surface extending along two walls with base drawers and cupboards beneath. Integrated slimline Neff dishwasher, integrated Bosch fridge and freezer, Neff stainless steel electric double oven, Neff four ring gas hob with Neff stainless steel extractor fan over. Eye level storage cupboards, cupboard housing Glow Worm gas fired boiler. Additional work surface with opening through to Dining Room, base drawers and cupboards beneath and eye level storage cupboards over. UPVC double glazed door providing access into:

CONSERVATORY (14' 2" X 9' 7") OR (4.31M X 2.92M)

Polycarbonate roof, of UPVC double glazed construction with low brick walling. Tubular vertical radiator, double opening UPVC double glazed doors providing access onto patio and garden beyond. UPVC double glazed door leading to:



UTILITY ROOM (9' 4" X 6' 4") OR (2.85M X 1.92M)

Polycarbonate roof. UPVC double glazed construction, wall mounted electric heater, work surface extending along two walls with base drawers and cupboards beneath. Integrated under counter freezer unit and recesses for washing machine and tumble dryer. Franke one and a half bowl sink unit with monobloc mixer tap, tiled flooring, aspect to the rear elevation through UPVC double glazed window and UPVC double glazed door to side leading to garden.

FIRST FLOOR LANDING

Of a good size with smooth finished ceiling, recessed lighting, large hatch to small loft area. Double opening airing cupboard with pre-lagged hot water cylinder and slatted shelving surrounding.

BEDROOM 1 (12' 10" X 16' 1") OR (3.92M X 4.89M)

Two UPVC double glazed windows to front elevation. Smooth finished ceiling, recessed lighting, two wall lights. Tubular vertical radiator with additional panelled radiator. Power points, fitted wardrobes incorporating two double units with hanging rails and shelving.



BEDROOM 2 (12' 9" MAX X 15' 11") OR (3.89M MAX X 4.86M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, wall light, double panelled radiator, two recessed double wardrobe units with hanging rails and shelving.

BEDROOM 3 (12' 10" X 9' 0") OR (3.90M X 2.75M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, fitted double wardrobe with hanging rail and shelving.

BEDROOM 4 (6' 2" X 8' 11") OR (1.89M X 2.71M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, panelled radiator, power points.



BATHROOM (8' 8" X 5' 8") OR (2.63M X 1.73M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan, tiled wall surrounds, low level WC with concealed cistern, wash hand basin with monobloc mixer tap, storage beneath, mirror, light and shaver point over. Tiled flooring, bath panel with rain effect shower head and shower attachment, glazed shower screen.

OUTSIDE

The property benefits from well maintained front gardens which are mainly laid to lawn with a pathway providing access to the front door. There is a fee of approximately £785.00 per annum for the maintenance of the grounds within Royston Place.

REAR GARDEN

There is a paved patio area adjoining the rear of the property with the remainder of the garden benefiting from artificial grass with a selection of flower and shrub beds. The entire garden is enclosed behind high walling and a personal gate provides access to the communal pathway to rear.

DIRECTIONAL NOTE

From our Office in Station Road turn right at the traffic lights into Station Road and proceed until reaching the mini-roundabout at junction of Lymington/Christchurch Road A337. Turn right and take the second turning left into Becton Lane then third turning left into Royston Place.

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.

COUNCIL TAX

The council tax for this property is band E.



GROUND FLOOR
833 sq.ft. (77.4 sq.m.) approx.



1ST FLOOR
662 sq.ft. (61.5 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA - 1,495 sq.ft. (138.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, windows, doors 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.
Made with floorplan 02/03

Ross Nicholas & Company Limited
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01425 625 500
sales@rossnicholas.co.uk

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.