



**51 Dilly Lane, Barton On Sea, Hampshire. BH25 7DH**

**Guide Price £675,000**



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





**51 Dilly Lane, Barton On Sea, Hampshire. BH25 7DH**

**Guide Price £675,000**

A well presented three double bedroom detached bungalow located in a highly sought after road within easy distance of Barton on Sea cliff top. Features of the property include large Entrance Porch, Spacious Entrance Hall, Sitting Room, Kitchen, Breakfast Room, En-Suite Shower Room, Main Bathroom, UPVC double glazing, gas fired central heating, Southerly facing gardens, chain free and keys in office.



## ENTRANCE PORCH (10' 0" X 6' 9") OR (3.04M X 2.05M)

Accessed via glazed front door with matching side screens, obscure UPVC double glazed windows to front elevation, smooth finished ceiling, ceiling light, panelled radiator, tiled flooring, UPVC double glazed door with matching side screens providing access to:

## ENTRANCE HALL (17' 4" X 7' 2") OR (5.29M X 2.19M)

Smooth finished ceiling, ceiling light, hatch to loft area with pull-down ladder, thermostatic control for central heating, panelled radiator, power points.

## SITTING ROOM (18' 5" X 12' 9") OR (5.62M X 3.89M)

Aspect to both front and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiators, power points, electric fireplace set into a stone surround, hearth and mantel. TV aerial points, wall light points.

## KITCHEN (15' 1" X 8' 11") OR (4.60M X 2.72M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting. One and a half bowl single drainer ceramic sink unit set into a work surface extending along one wall with cupboards beneath. Recess for washing machine and integrated Bosch dishwasher. Additional work surface with base drawers and cupboards beneath. Neff induction hob with extractor canopy over. Electric double oven with storage above and beneath, eye level storage cupboards, additional work surface with cupboards beneath, part tiled wall surrounds, programmer and time clock for central heating, space for full height fridge/freezer, door leading to rear garden and open way through to:

## BREAKFAST ROOM

Smooth finished ceiling, UPVC double glazed windows to three sides, double panelled radiator, central UPVC double glazed French doors leading to patio area, radiator, tiled flooring, power points, wall light.

## BEDROOM 1 (13' 11" X 11' 11") OR (4.24M X 3.62M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, fitted wardrobes comprising two double units with hanging rails and shelving. TV connections for wall hung television.

## EN-SUITE SHOWER ROOM

UPVC double glazed window to rear. Smooth finished ceiling with recessed lighting, fully tiled wall surrounds, double shower cubicle with glazed screens and fitted thermostatically controlled shower, low level WC, wash hand basin with monobloc mixer tap, storage cupboards and drawers beneath. Wall mounted mirror with light over. Heated towel rail, tiled flooring.

## BEDROOM 2 (13' 11" X 11' 10") OR (4.24M X 3.61M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## BEDROOM 3 (10' 0" X 10' 0") OR (3.06M X 3.04M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, panelled radiator, recessed single wardrobe with hanging rail and shelf, power points.

## BATHROOM

Obscure UPVC double glazed window to rear. Recessed lighting, P shaped bath unit with curved shower screen. Thermostatically controlled shower unit. Monobloc mixer tap, fully tiled wall surrounds, heated towel rail, wash hand basin with monobloc mixer tap with storage beneath, wall mounted mirror and light over, tiled flooring.

## FRONT GARDEN

The property is set on a corner plot with the front garden being mostly laid to lawn with a selection of shrub and flower beds. Central paved pathway provides access to front door and there is a five bar gate providing vehicular access to a shingle driveway providing off road parking for approximately four cars. A wooden gate provides access to the side elevation where there is a large paved patio area and lawn with a selection of shrub and flower beds enjoying seclusion and a Southerly facing aspect.

## REAR GARDEN

A pathway continues to the rear elevation which is designed for easy maintenance being mainly paved and shingled with a selection of shrub and flower beds and enclosed behind close board or panelled fencing. Timber shed located to the rear boundary and additional shed on side elevation..

## 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 turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road then on reaching the traffic lights cross over into Barton Court Avenue and take the third turning left into Dilly Lane.

## 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.

## TENURE

The resale tenure for this property is Freehold



## COUNCIL TAX

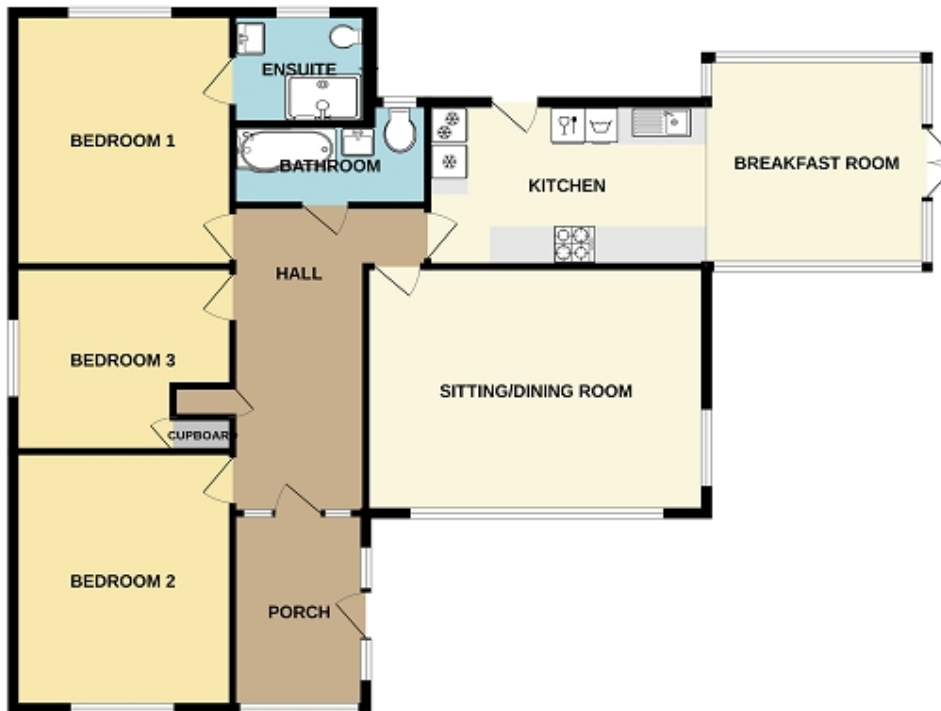
The council tax for this property is band E

## EPC RATING

The EPC rating for this property is



GROUND FLOOR  
1266 sq.ft. (117.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1266 sq.ft. (117.6 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.