



**8 Greenfield Gardens, Barton On Sea, Hampshire. BH25 7AT**

**£625,000**



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





## **8 Greenfield Gardens, Barton On Sea, Hampshire. BH25 7AT**

### **£625,000**

A recently refurbished three bedroom detached bungalow situated in a highly sought after area of Barton on Sea and offering numerous features including entrance hall, kitchen/breakfast room, sitting room, three double bedrooms, main bathroom, UPVC double glazing, gas fired central heating, recently landscaped Westerly facing gardens, driveway and garage.



## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screen. Recessed lighting, smooth finished ceilings, hatch to loft area, double panelled radiator, power points, cupboard housing modern electric consumer unit. Programmer and time clock for central heating.

## KITCHEN BREAKFAST ROOM

Aspect to the rear elevation through UPVC double glazed window, recessed stainless steel sink unit set into a Granite work surface extending along one wall with range of base drawers and cupboards beneath. Washing machine, pull-out bin, recess for dishwasher, cupboard housing Worcester/Bosch gas fired boiler, additional Granite work top with fitted AEG electric double oven, matching four ring gas hob and AEG stainless steel canopy extractor fan over. Recess for full height fridge/freezer, storage cupboards, eye level storage cupboards, part tiled wall surrounds, UPVC double glazed door provides access onto side elevation and covered area. Openway through to:



## SITTING ROOM

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, wall lights, feature bi-fold doors providing both views and access onto rear patio and garden beyond.

## BEDROOM 1

Aspect to the front elevation through large UPVC double glazed picture window. Smooth finished ceiling, ceiling light, double panelled radiator, power points, fitted wardrobes comprising three double units with hanging rail and shelf.

## BEDROOM 2

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, double panelled radiator, power points, fitted wardrobes comprising two double units with hanging rails and shelving.



## BEDROOM 3

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, double panelled radiator, power points, fitted wardrobes comprising one double and one single unit with hanging rail and shelf.

## BATHROOM

Obscure UPVC double glazed window to side, fully tiled walls with panelled bath and shower over. Low level WC, wash hand basin with mirror over. Heated towel rail and tiled flooring.

## OUTSIDE

The front garden is mostly laid to lawn with a selection of shrub and flower beds and is enclosed behind both panelled fencing and low level brick walling to the front boundary. A driveway provides off road parking for approximately 2 - 3 cars with access to the garage.



## GARAGE

Remote controlled up and over door, pitched roof, power and light, UPVC double glazed window to rear and door to the side providing access to the covered side area. A door provides return access to the front elevation, outside light.

## REAR GARDEN

Adjoining the rear of the property is a large newly constructed patio area with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind fencing to provide total seclusion. To the opposite elevation there is an additional pathway ideal for storage.

## 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 into Station Road and proceed down to the mini-roundabout at the junction with A337 turn right and take the second turning left into Becton Lane taking the third turning left into Green Lane then first right into Greenfield Gardens.

## 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. 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 D57

GROUND FLOOR  
1133 sq.ft. (105.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1133 sq.ft. (105.3 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 misstatement. 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 AutoCAD 2004

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