

17 Albany Close, Barton On Sea, BH25 7HE



£415,000



9 Old Milton Road  
New Milton  
Hampshire  
BH25 6DQ

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A detached two bedroom bungalow situated within a quiet cul-de-sac location within equal distance of New Milton town centre and Barton cliff top. UPVC double glazing, gas fired central heating, en-suite shower room, manageable gardens, off road parking, garage. Sole Agents.

### ENTRANCE PORCH

Accessed via UPVC double glazed door with matching side screens. Tiled flooring, smooth finished ceiling, recessed ceiling light, UPVC double glazed door with matching side screen provides access to:

### ENTRANCE HALL

Coved ceiling, ceiling light point, single panelled radiator, telephone point, power point, airing cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving over. Hatch to loft area with pull down ladder.

### LOUNGE 6.5m x 3.5m 21'4" x 11'6"

UPVC double glazed window facing front elevation, additional aspect onto side elevation through UPVC sliding patio doors providing access onto rear patio and garden beyond. Coved ceiling, two ceiling light points, single panelled radiator, power points, TV aerial point,



### DINING ROOM 2.97m x 2.45m 9'9" x 8'0"

UPVC double glazed window overlooking front aspect, ceiling light point, radiator, multi-panelled glazed door provides access through to:



### KITCHEN 3.7m x 3.5m 12'2" x 11'6"

Aspect onto the rear elevation through UPVC double glazed window, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of base drawers and cupboards beneath. Recess for slimline dishwasher, wine rack, fitted gas hob with extractor fan over. Recess for full height fridge/freezer, additional work surface with recess for washing machine beneath and storage drawer to side, fitted electric oven with matching microwave over and storage cupboards above and beneath. Eye level storage cupboards, part tiled wall surrounds, wall mounted Potterton gas fired boiler with programmer and time clock. Coved ceiling, recessed ceiling light point, obscure UPVC double glazed door providing access to rear elevation.



### BEDROOM ONE 3.9m x 3.3m 12'10" x 10'10"

Aspect to the front elevation through UPVC double glazed window. Coved

ceiling, ceiling light point, single panelled radiator, power points, space for wardrobe.



### EN-SUITE SHOWER ROOM

Obscure UPVC double glazed window facing side elevation. Coved ceiling, ceiling light point, extractor fan, fully tiled wall surrounds, low level WC, wash hand basin with monobloc mixer tap set into a vanity unit with storage beneath and wall mounted mirror, light and shaver point over. Shower cubicle with Mira shower unit and glazed folding door. Stainless steel heated towel rail.

### BEDROOM TWO 3.0m x 2.7m 9'10" x 8'10"

Measurement excluding bay. Aspect onto the side elevation through UPVC double glazed bay window. Coved ceiling, ceiling light point, single panelled radiator, power points, TV aerial point, recessed double wardrobe with hanging rail and shelving.



### BATHROOM

Obscure UPVC double glazed window onto rear elevation, coved ceiling, recessed lighting, extractor fan, fully tiled wall surrounds,

panelled bath unit with monobloc mixer tap and shower attachment. Low level WC, pedestal wash hand basin, single panelled radiator, wall mounted mirror fronted medicine cabinet.



### **OUTSIDE**

The front elevation is designed for ease of maintenance having a shingled area and the garden is bounded to the front elevation by a low brick wall. Additional shingled area providing off road parking for three cars or storage for boat/ caravan subject to size.

### **GARAGE**

Pitched roof of brick construction and up and over door with personal door onto side.



### **REAR GARDEN**

Paved pathway which is bounded by close board fencing, outside water tap and lighting. The pathway continues to the side elevation where the main garden is located. The garden is again laid out for easy maintenance with a paved patio area to the rear of the property with the remainder of the garden being shingled with a selection of shrub and flower beds. The garden is bounded by both hedging and panelled fencing to provide seclusion,

### **VIEWING ARRANGEMENTS**

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500 We offer accompanied viewings seven days a week.

### **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. Proceed down to the traffic lights and cross over into Barton Court Avenue and take the third turning right into Albany Close.

### **WEB SITE**

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

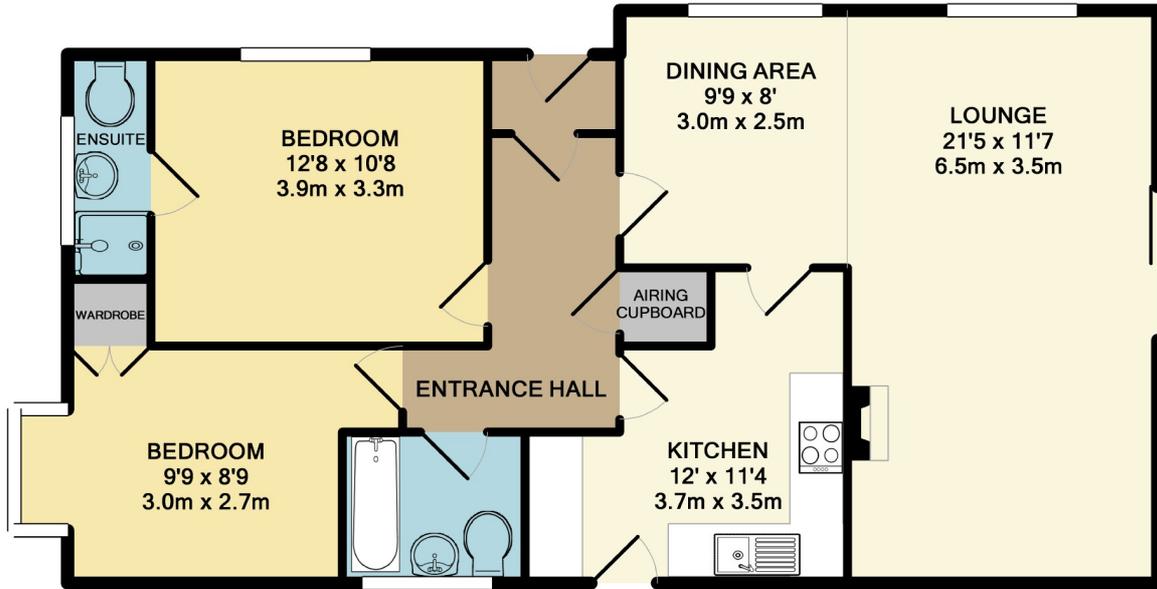
### **SURVEY**

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.

### **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.





TOTAL APPROX. FLOOR AREA 839 SQ.FT. (77.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
56	81
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
55	82
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales EU Directive 2002/91/EC	

