

# 10 Knighton Park, Barton On Sea, BH25 7PG



£319,950



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New Milton  
Hampshire  
BH25 6DQ

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A very well presented three bedroomed end terrace house situated in a highly sought after location within a level walk of Barton Cliff top. UPVC double glazing, gas fired central heating, rear garden, garage in block, sole agents, key in office.

#### **COVERED ENTRANCE**

Tiled flooring, outside light and bin store, UPVC double glazed front door providing access to:

#### **ENTRANCE HALL**

Staircase to first floor landing, smooth finished ceiling, ceiling light point, smoke detector, panelled radiator, under stairs storage cupboard, solid Oak flooring.



#### **GROUND FLOOR CLOAKROOM**

Aspect onto the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, low level WC with display shelf to side, heated towel rail, corner wash hand basin with tiled splash back, tiled flooring, double opening storage cupboard.

#### **SITTING ROOM 4.88m x 3.58m 16'0" x 11'9"**

Aspect to the front elevation through UPVC double glazed bay window. Coved and smooth finished ceiling, two ceiling light points, two double panelled radiator, solid Oak flooring, power points, TV aerial point, wall mounted electric fire, concertina doors providing access to:

#### **KITCHEN/BREAKFAST ROOM 5.80m x 2.77m 19'0" x 9'1"**

Aspect to 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 three walls with a range of base drawers and cupboards beneath. Integrated dishwasher and fridge, fitted electric double oven, recess for washing machine, four ring gas hob with

stainless steel splash back and extractor canopy over. Part tiled wall surrounds, eye level storage cupboards, double panelled radiator, smooth finished ceiling, recessed lighting, double opening double glazed French doors providing both views and access onto rear patio and garden beyond. Part tiled wall surrounds, eye level storage cupboards, double panelled radiator, smooth finished ceiling, recessed lighting, double opening double glazed French doors providing both views and access onto rear patio and garden beyond.



#### **FIRST FLOOR LANDING**

Smooth finished ceiling, ceiling light point, radiator, hatch to loft area with pull down ladder, wall mounted time clock for central heating.



#### **BEDROOM ONE 3.78m x 3.66m 12'5" x 12'0"**

Aspect over the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, single panelled radiator, power points, fitted wardrobes comprising large triple unit with sliding doors, hanging rails and shelving.



#### **BEDROOM TWO 4.01m x 2.69m 13'2" x 8'10"**

Aspect over the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, single panelled radiator, power points, space for wardrobes.



#### **BEDROOM THREE 3.05m x 2.90m 10'0" x 9'6"**

Aspect over the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, single panelled radiator, power points. Linen cupboard with slatted shelving and panelled radiator. Gas fired boiler.



#### **BATHROOM 2.08m x 1.85m 6'10" x 6'1"**

Obscure UPVC double glazed window facing rear elevation. Smooth finished ceiling, ceiling light point. Fully tiled wall surrounds complimenting the

white suite comprising 'P' shaped panelled bath unit with shower unit over and glass curved screen. Low level WC, pedestal wash hand basin, tiled flooring, stainless steel heated towel rail, wall mounted mirror and light over. Display niche with glass shelving.



#### **OUTSIDE - FRONT**

The front garden is mostly laid to lawn with a central paved pathway providing access to the front door. There is a Service Charge for the maintenance of the front garden which is approximately £155. per year.

#### **REAR GARDEN**

Adjoining the rear of the property is a paved patio area with the remainder of the garden being mostly laid to lawn with a selection of shrub and

flower beds. The garden is bounded by panelled fencing and there is an additional patio area which enjoys the evening sun located on the rear boundary. There is also a greenhouse on the rear boundary together with a timber store which currently houses both freezer and tumble dryer. A personal gate provides access onto a communal pathway which in turn leads to the front elevation which in turn leads to:



#### **GARAGE**

Situated in a block with up and over door.

#### **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 continue down the road until reaching the junction with Christchurch Road turn right and continue until reaching Sea Road on the left. Turn into Sea Road then immediately right into Byron Road which then becomes Knighton Park.

#### **WEB SITE**

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

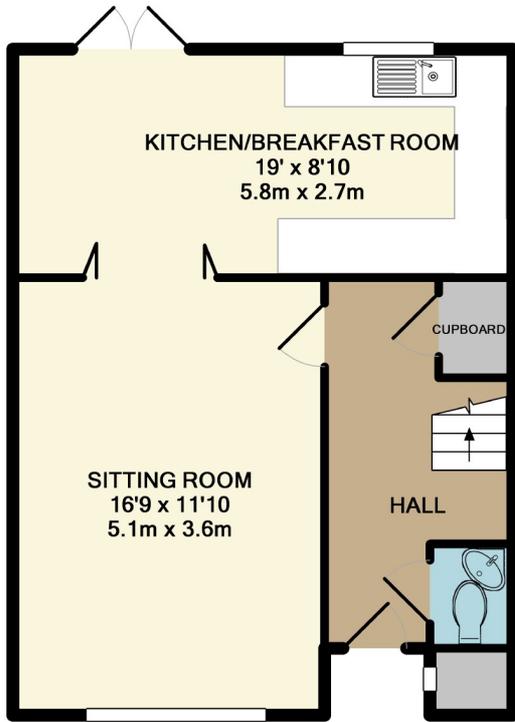
#### **SURVEY**

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

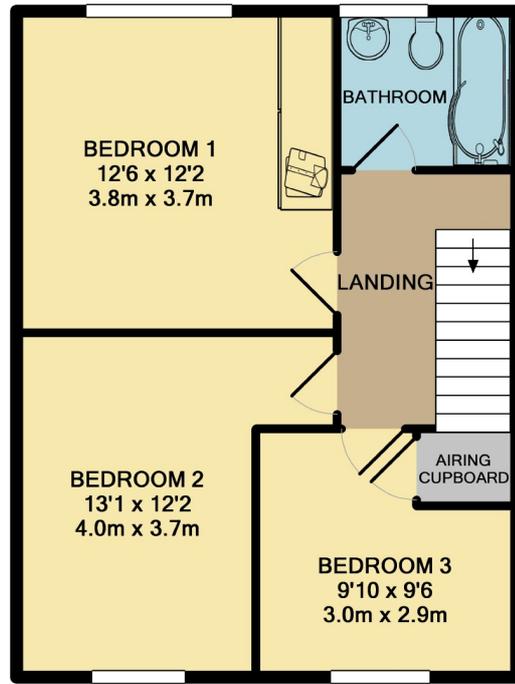
#### **PLEASE NOTE**

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.





GROUND FLOOR  
APPROX. FLOOR  
AREA 475 SQ.FT.  
(44.1 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 485 SQ.FT.  
(45.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 960 SQ.FT. (89.1 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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