

# 1 Eldon Close, Barton On Sea, BH25 7LN



£489,950



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A delightful, well presented three bedroom two reception room two bathroom detached bungalow situated in a quiet location but within easy reach of Barton Cliff top and New Milton town centre. Viewing recommended by Sole Agent.

#### **ENTRANCE PORCH**

Attractive large entrance porch with attractive tiled flooring provides access to UPVC double glazed door with matching side screen which in turn leads to:

#### **ENTRANCE HALL 4.76m x 1.36m 15'7" x 4'6"**

Coved and textured ceiling, three ceiling light points, access to loft with pull down loft ladder, wall mounted British Gas central heating thermostat. Modern style radiator with independent thermostat, power points, attractive Karndean flooring which continues all the way through to the Sitting and Dining Room areas. Second single panelled radiator with independent thermostat, two sets of double opening doors provide access to airing cupboard with radiator within and slatted shelving. Smoke detector to hallway, door provides access to:

#### **SITTING ROOM 4.62m x 3.68m 15'2" x 12'1"**

Coved and textured ceiling, ceiling light point, four wall light points, attractive UPVC double glazed bay window overlooking front garden aspect, radiator beneath with independent thermostat. Attractive Purbeck stone fireplace surround with inset log effect gas fire, TV aerial point, satellite connection point, power points, door to kitchen and double glazed doors provide access to:



#### **DINING/FAMILY ROOM 4.74m x 3.82m 15'7" x 12'6"**

Coved and smooth finished ceiling, three ceiling downlights, UPVC double glazed windows to three sides providing 180 degree view of the attractive South/Easterly rear garden. Power points, Satellite connection point, under floor heating, Honeywell central heating thermostat, double opening French doors provide access to patio and rear garden.



#### **KITCHEN 4.00m x 3.22m 13'1" x 10'7"**

Accessed from the Sitting Room and Hallway. UPVC double glazed door providing access to undercover side passage. Kitchen benefits from coved and smooth finished ceiling, numerous ceiling downlights, UPVC double glazed window overlooking the rear garden aspect. Comprehensive range of eye level and floor mounted kitchen units in a cream Shaker style finish with wood block style roll top work surfaces. One and a half bowl stainless steel sink with single drainer with swan necked mixer tap. Under pelmet kitchen lighting, tiled splash backs, fully tiled flooring. Eye level Beko fan assisted oven and grill with separate grill above with storage cupboards above and beneath. Fitted four ring gas hob with extractor above with light, cutlery drawer, pan drawers, space for upright fridge/freezer, space and plumbing for automatic washing machine, double panelled radiator, space and plumbing for dishwasher if required.



#### **SIDE LEAN-TO 11.58m x 1.61m 38'0" x 5'3"**

Creates a fantastic storage and drying area with door providing direct access to the garden. Benefits from power points and light and has a pitched Polycarbonate roof.

#### **BEDROOM ONE 3.67m x 3.27m 12'0" x 10'9"**

Ceiling light point, attractive UPVC double glazed bay window overlooking front garden aspect, radiator beneath with independent thermostat. Built-in 'his and hers' double

wardrobes with bi-fold doors with shelving within and also access to consumer unit. Further double opening bi-fold doors provide access to storage wardrobe with hanging rail and shelf within. Bi-fold door provides access to:



#### **EN-SUITE SHOWER ROOM 2.65m x 0.88m 8'8" x 2'11"**

Larger than average shower cubicle with bi-fold door, Aqualisa shower mixer with adjustable shower attachment. Wall mounted extractor, three ceiling downlights, UPVC double glazed window facing side aspect, low level WC with push button flush, wash hand basin with monobloc mixer tap with vanity unit beneath, heated ladder style wall mounted radiator. Fully tiled walls and flooring.

#### **BEDROOM TWO 3.99m x 2.81m 13'1" x 9'3"**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing side aspect (West) radiator with independent thermostat, built-in wardrobes to one wall with three sliding doors one with full height mirror with a mixture of shelving and hanging within.



#### **BEDROOM THREE 2.91m x 2.15m 9'7" x 7'1"**

Coved and textured ceiling, ceiling light point, UPVC double glazed window facing side aspect (South) radiator with independent thermostat, power points.

#### **BATHROOM 2.42m x 2.13m 7'11" x 7'0"**

Smooth finished ceiling, ceiling downlights, UPVC double glazed window with opaque

glass. Four piece bathroom suite comprising large corner shower cubicle with thermostatically controlled shower mixer with adjustable shower attachment with overhead rainwater shower. Shaped panelled enclosed bath with monobloc mixer tap and pop-up waste with ladder style radiator above. Low level WC with concealed cistern with push button flush with storage cupboard to one side. Wash hand basin with monobloc mixer tap with vanity unit beneath and storage to one side with display surface work top to two sides. Fully tiled floor and walling.



#### **OUTSIDE -FRONT**

From Eldon Close there is a metal gate providing access to the main front door entrance with outside light with sensor illuminating the front passage. The front garden is laid to lawn and well kept shrub borders with a mixture of Evergreen hedges and bedding plants. Gravel path provides access to main rear garden.

#### **REAR GARDEN**

Patio adjoins the property with the remainder of the garden laid to well kept level lawn. The garden is enclosed by a mixture of close boarded fencing and Evergreen hedging providing complete privacy from neighbouring properties. Stepping stone path leads to gate which leads to a gravel drive which provides off road parking for approximately six vehicles and is accessed from Eldon Avenue. The rear garden has easy to maintain borders, ornamental shrubs and bushes, garden storage shed located to one corner, outside water tap, access to outside gas meter box. Further shingled areas and patio areas, ornamental floor standing lantern, gravel path provides access to side lean-to. Two outside security light illuminates the driveway and rear entrance gate. Outside power points, external security cameras overlook the front and rear garden also the front entrance door area.



#### **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 proceed down the road until reaching the junction with A337. Turn right into Christchurch Road and proceed until reaching Sea Road on the left. Turn into Sea Road then take the first turning left into Chiltern Drive the first turning right into Eldon Avenue then second right into Eldon 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 1195 SQ.FT. (111.0 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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		64	79
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			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
		61	77
England & Wales	EU Directive 2002/91/EC		

