

26 Albany Close, Barton On Sea, BH25 7HE



£450,000



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A detached three bedroom chalet situated in a highly sought after area within equal distance of New Milton town centre and Barton cliff top located at the head of a quiet cul-de-sac. Ample off road parking, Sitting Room, three double bedrooms, bathroom, separate shower room, kitchen, UPVC double glazing, gas fired central heating, Sole Agents.

COVERED CANOPY ENTRANCE

Hardwood front door providing access to:

ENTRANCE HALL

Obscure UPVC double glazed window overlooking front elevation. Staircase to first floor landing, wall mounted consumer unit, panelled radiator, two ceiling light points, coved ceiling.

LOUNGE/DINING ROOM 6.7m x 4.1m 22'0" x 13'5"

Aspect over the rear elevation through UPVC double glazed window with matching UPVC double glazed front doors providing both views and access onto garden beyond. Additional aspect onto side elevation through UPVC double glazed window. Coved ceiling, two ceiling light points, feature open fireplace with brick surround and hearth, timber mantel incorporating additional timber shelving to sides. Two panelled radiators, exposed wood flooring, power points, TV aerial point.



KITCHEN 3.9m x 3.0m, 12'10" x 9'10"

Aspect over the front elevation through UPVC double glazed window. Coved ceiling, ceiling light point, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a tiled work surface extending along two walls with a range of base drawers

and cupboards beneath. Fitted electric Bosch oven with four ring gas hob and extractor fan over. Recess for washing machine and dishwasher, additional tiled work surface with base drawers and cupboards beneath with display shelving. Range of eye level storage cupboards, power points, obscure UPVC double glazed door providing access onto side elevation, panelled radiator, wall mounted programmer and time clock.



BEDROOM ONE 5.0m x 3.6m 16'5" x 11'10"

Aspect over the rear elevation through UPVC double glazed window. Coved ceiling light point, power points, fitted wardrobes comprising two double units with hanging rail and shelving, storage cupboards over.



BEDROOM TWO 3.6m x 3.3m 11'10" x 10'10"

Aspect over the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light point, panelled radiator,

fitted double wardrobe with sliding mirror fronted doors, hanging rails and shelving. Exposed wood flooring.



GROUND FLOOR BATHROOM 3.4m x 1.7m 11'2" x 5'7"

Obscure UPVC double glazed windows facing front and side elevations. Ceiling light, part tiled wall surrounds, white suite comprising low level WC, pedestal wash hand basin and corner bath unit with shower over. Double panelled radiator, large wall mounted mirror fronted medicine cabinet.



FIRST FLOOR LANDING

Recessed storage area with hanging rail, ceiling light and smoke detector.

BEDROOM THREE/LOFT ROOM 5.6m x 3.8m 18'4" x 12'6"

Two double glazed Velux windows to rear elevation, ceiling light points, eaves storage cupboards, power points.



FIRST FLOOR SHOWER ROOM

Double glazed Velux window onto rear elevation, tiled flooring, smooth finished ceiling, recessed lighting. Shower cubicle with glazed screen and door and fitted Mira shower unit. Eaves storage, pedestal wash hand basin with monobloc mixer tap, tiled splash back, low level WC.

OUTSIDE

The property enjoys a large frontage being mainly paved providing off road parking for a number of cars. Several shingle beds with a selection of shrubs and flowers and the garden is bounded behind both close board, picket and panel fencing. A personal gate provides access along the side elevation where there is a paved patio area which in turn leads to:

REAR GARDEN & GARAGE

The garden is mostly laid to lawn with a selection of raised shrub and flower beds and there is a paved patio area adjoining the rear of the property. Driveway extends along the side elevation providing access to detached GARAGE with up and over door. The garden is bounded by both panelled fencing and hedging and the property benefits from a timber shed and greenhouse. A paved pathway extends to the rear boundary where there is a personal gate providing direct access onto Moat Lane.



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 then second left into Barton Court Road, proceed over the traffic lights into Barton Court Avenue then take the third turning right into Albany Close

WEB SITE

Visit our new improved website at www.rossnicholas.co.uk

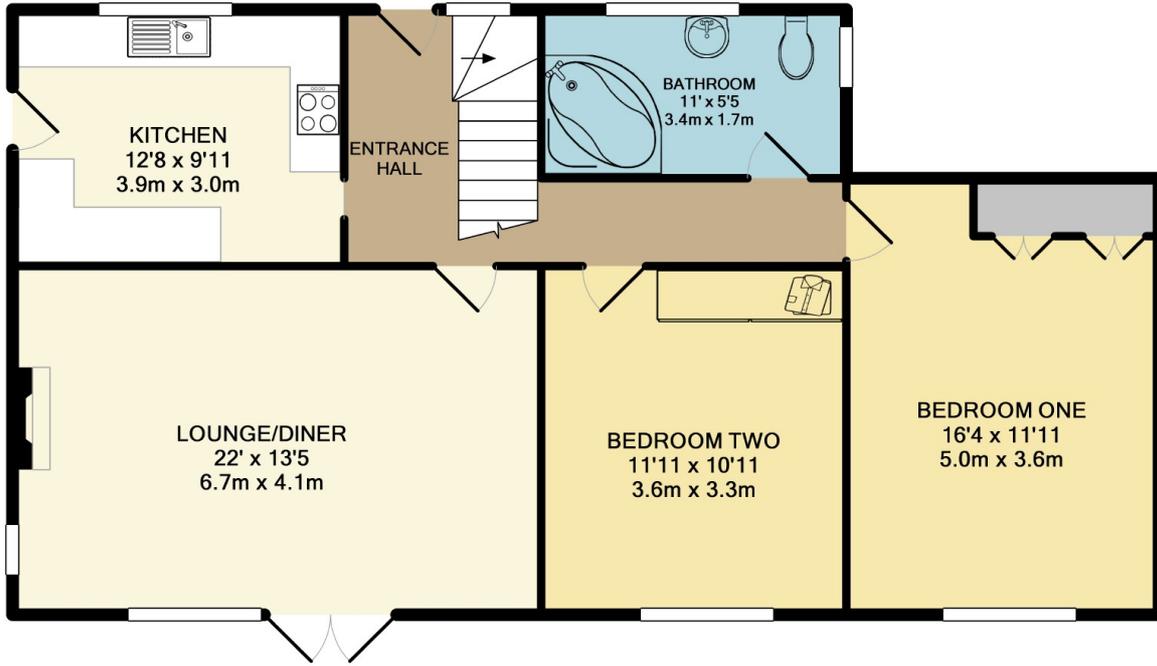
SURVEY

Require a survey? Visit our website 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 942 SQ.FT.
(87.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 317 SQ.FT.
(29.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1259 SQ.FT. (116.9 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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