



2 Royston Place, Barton on Sea, BH25 7AJ

£405,000

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*2 Royston Place
Barton on Sea
New Milton
Hampshire
BH25 7AJ*

One of the highly sought after and particularly spacious three bedroom Georgian style town houses forming part of the prestigious Royston Place development ideally situated in a peaceful position within easy walking distance of Barton On Sea clifftop and beach. The property has been remodelled creating a fantastic kitchen/dining room and other features include an ensuite bathroom to the master bedroom, a garage in nearby block, easily maintained gardens, ground floor cloakroom, lovely south facing sitting room, pleasant outlook to the front and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- En Suite Shower Room
- Garage
- Lovely Gardens



The Property

Entrance hall with shoe cupboard and stairs to the first floor with understairs storage cupboard housing Indesit washing machine.

Lovely sitting room with feature fireplace with marble effect backing and hearth and an inset flame effect electric fire alongside recess ceiling spotlights, full height window providing a south facing outlook over the grounds.

Superb kitchen/dining room with the kitchen area having an excellent range of wall and base units, timber worktops and an inset sink with mixer tap over, integrated electric oven, four burner gas hob and extractor, integrated fridge, separate freezer and a slimline dishwasher, wall tiling, glass fronted display cabinets, recess ceiling lights, timber effect flooring, outlook over the rear garden, breakfast bar, ample room for dining table and twin UPVC double glazed casement doors onto the rear garden.

Ground floor cloakroom fitted with a white suite comprising a WC and a handbasin with mixer tap over.

First floor landing with trap to the roof space

Three first floor double bedrooms all with built in storage, the master bedroom benefits from an end suite shower room fitted with a white suite comprising of a fully tiled shower cubicle with thermostatic control shower, wash basin, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights and extractor fan.

Bathroom fitted with a white suite comprising a tiled panel bath with mixer tap and shower attachment over, glass shower screen, wash basin, WC, chrome ladder style heated towel rail, tiled flooring, recess ceiling spotlights

Gas fired central heating with modern Worcester boiler

UPVC double glazing





Gardens & Grounds

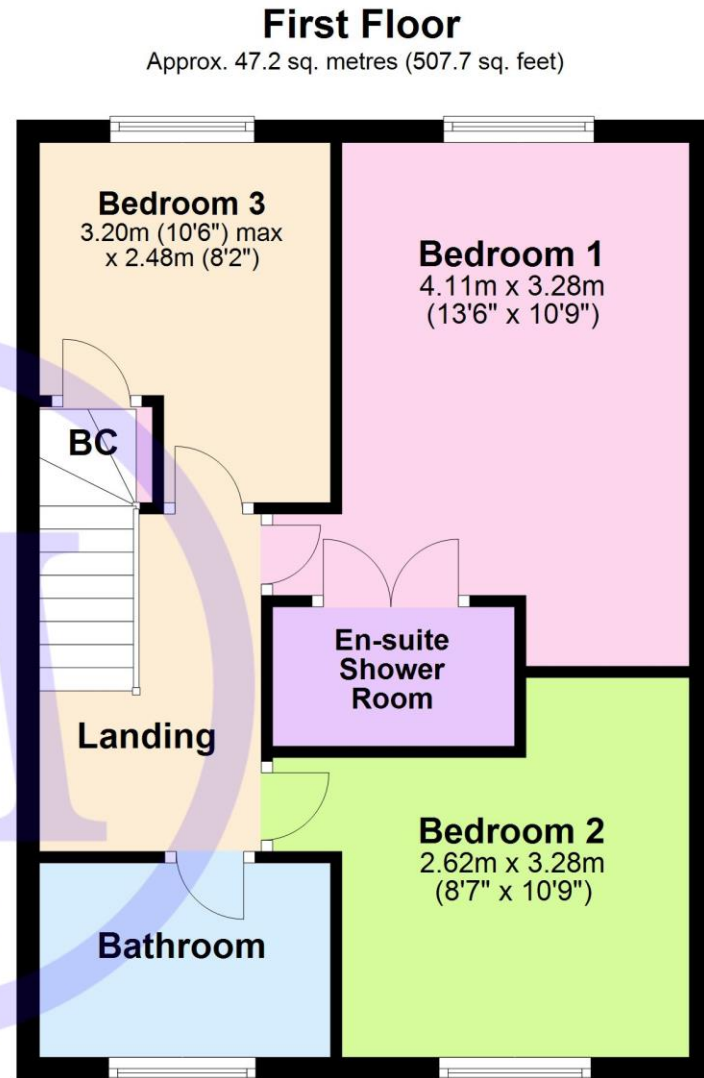
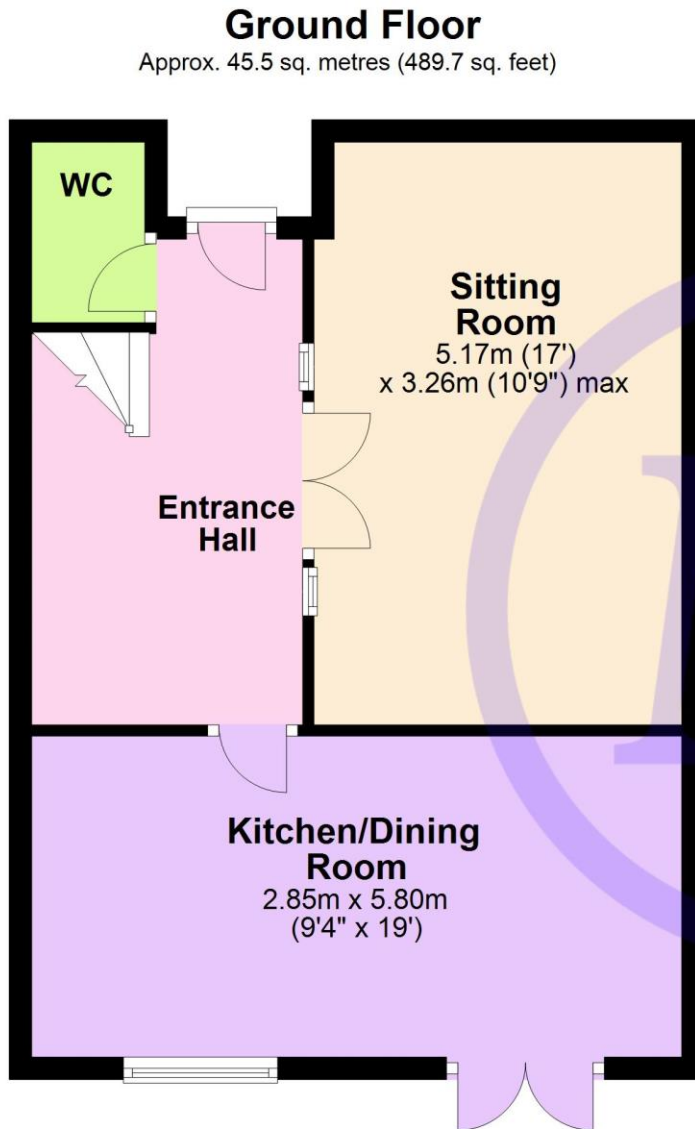
Royston Place stands in its own well maintained gardens and grounds which are paid for by the maintenance charge.

The property benefits from a private rear garden laid out in a courtyard style being laid with textured paved patio with raised flower and shrubbed borders enjoying a good degree of privacy. A timber gate provides rear access.

There is a garage in a nearby block with an up over door which is soon to be replaced as well as parking spaces for residents.

Services

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D



"Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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."
 Plan produced using PlanUp.

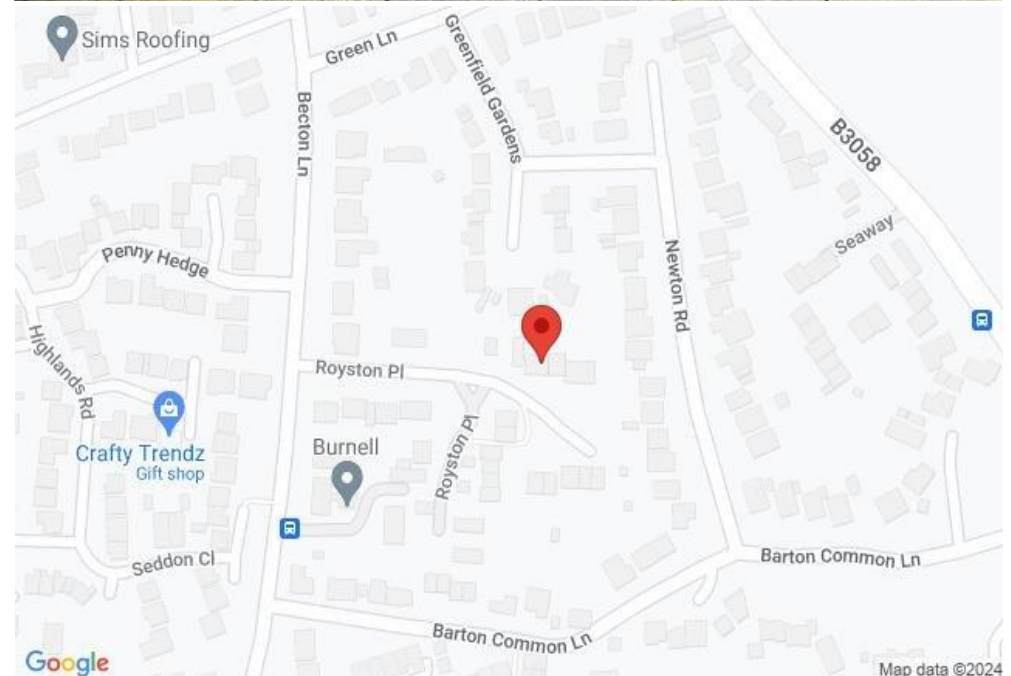
2 Royston Place, Barton on Sea, New Milton

Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed along station road. At the roundabout turn right onto Lymington Road, take the second left onto Becton Lane and take the fourth left onto Royston Place where the property will be found on the left hand side.





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