



18 Royston Place, Barton on Sea, BH25 7AJ

£460,000

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

This beautifully presented three bedroom Georgian townhouse has been completely refurbished to include a new combi boiler, new windows and flooring throughout, and is now offered in outstanding condition throughout. Features of the property include a through sitting/dining room, a luxury kitchen and bathroom, a ground floor cloakroom and a garage in nearby block.

- Entrance Porch
- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- South Facing Garden
- Garage
- Maintenance: Approximately £650 PA



The Property

Entrance porch with tiled flooring and lighting.

Entrance hall with stairs to first floor landing, understairs storage cupboards with one benefitting from plumbing for a washing machine, modern radiator, cupboard housing the electrical consumer unit and gas meter, timber effect flooring and window which leads through from the sitting room into the hallway providing natural light.

The ground floor cloakroom is beautifully presented with part tiled walls and a modern suite comprising a WC, wash hand basin with mixer tap over and storage beneath, radiator and towel rail.

The sitting/dining room has a bright sunny double aspect with a floor to ceiling window to the front, TV aerial point, modern vertical radiators and double casement doors leading out to the patio and rear garden.

The kitchen has been re-fitted to an extremely high standard with modern grey wall and base units with a contrasting solid quartz worktop, butler style sink with mixer tap over and integrated appliances include a four burner induction hob with Miele extractor fan over, undercounter oven, slimline dishwasher, cupboard housing the recycling, under top cabinet lighting, and enjoys views over the sunny south facing garden.

First floor landing with hatch to loft space.

Bedrooms one and two both spacious double bedrooms, both benefiting from built in wardrobes and giving ample space for king sized beds.

Bedroom three is currently used as a home office and is also a double bedroom with built storage and an outlook to the front of the property.

The luxury family shower room has part tiled walls and a modern suite comprising a WC, wash hand basin with mixer tap over and storage beneath, walk in double shower with thermostatic shower attachments and glass shower screen, heated illuminated mirror with infra-red sensor, modern towel rail and a large UPVC window.





Gardens & Grounds

To the front of the property is a garden area laid to lawn, an area of communal parking and access to the garages.

The property benefits from a single garage with an up and over door.

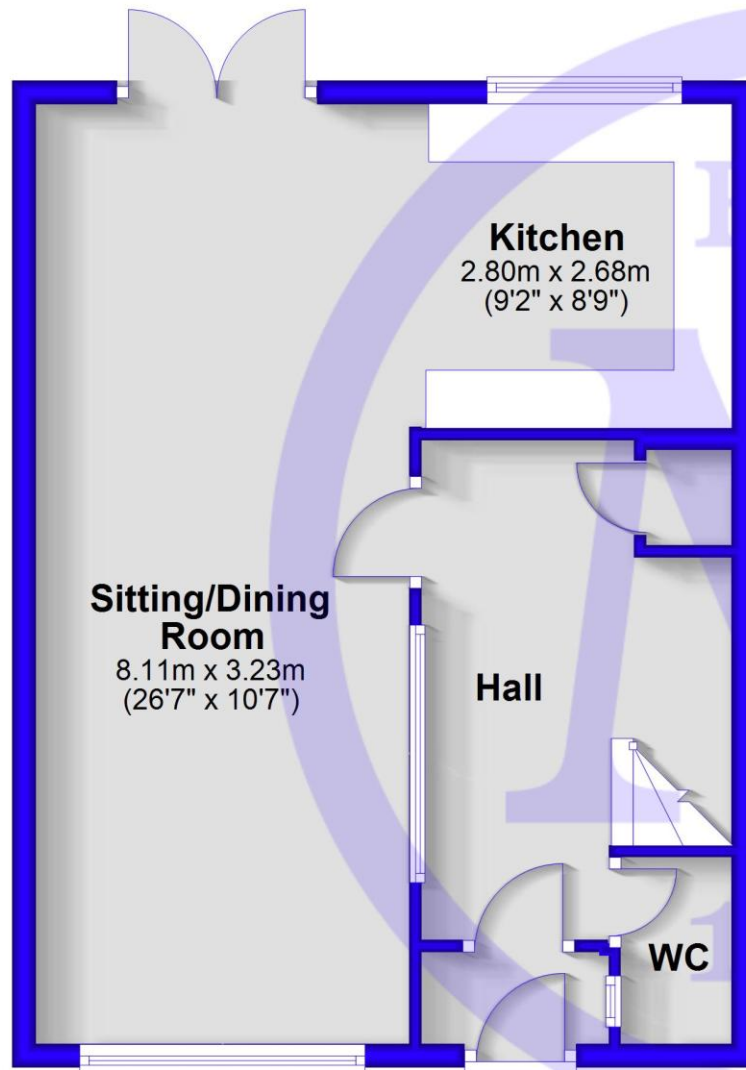
The rear walled garden has a bright sunny southerly aspect with a rear gate for access, storage shed, a large south facing patio and with the remainder of the garden laid to artificial grass for ease of maintenance.

Services

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

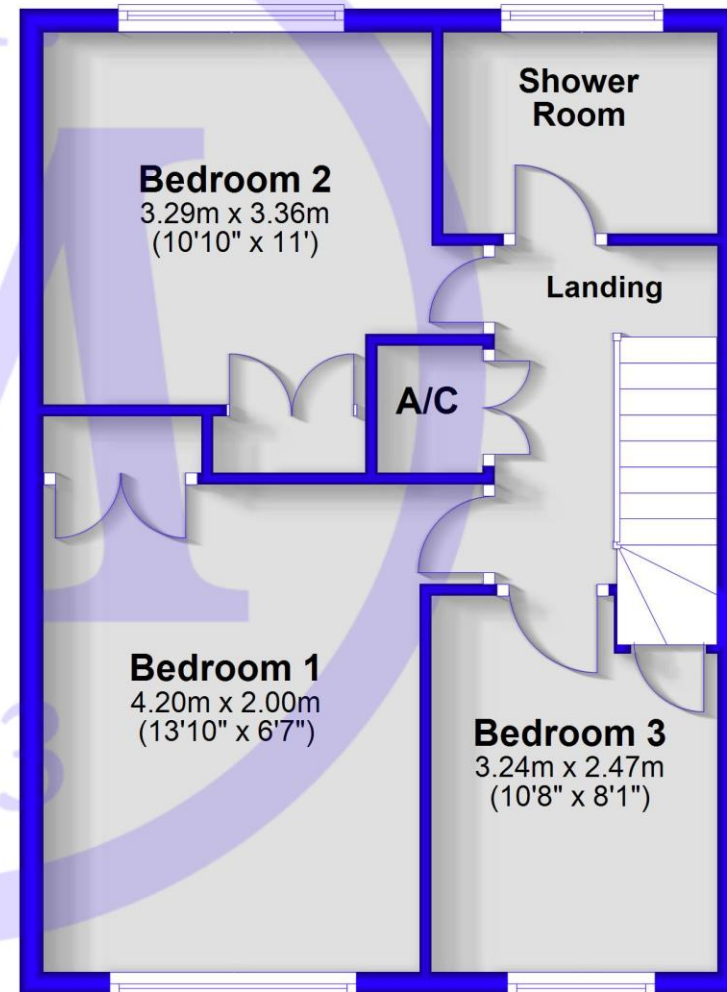
Ground Floor

Approx. 48.7 sq. metres (524.0 sq. feet)



First Floor

Approx. 47.4 sq. metres (510.3 sq. feet)



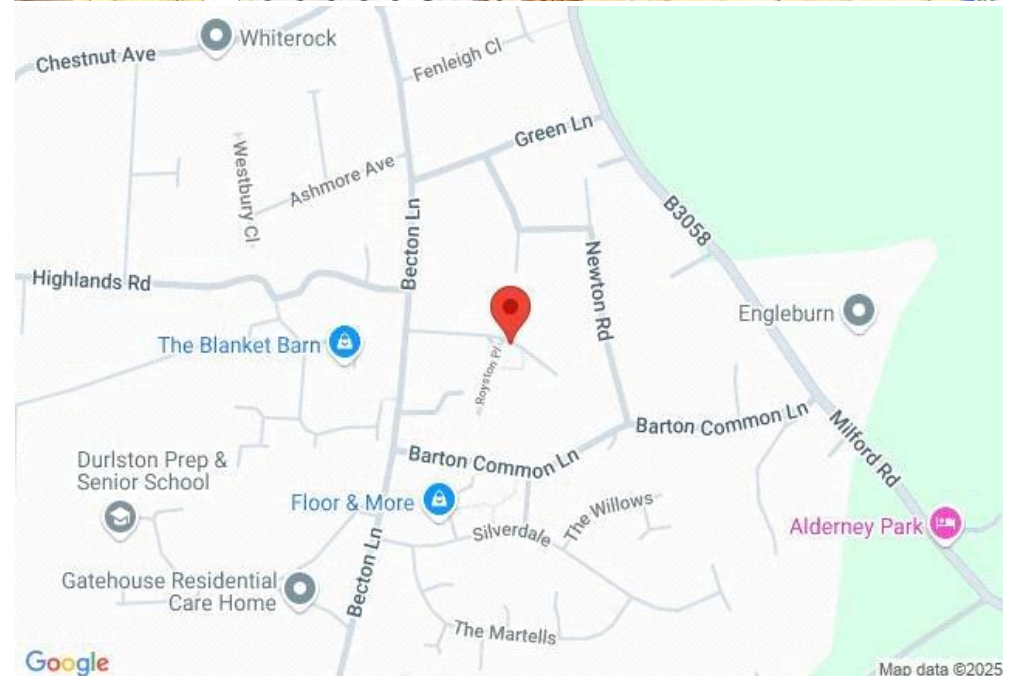
Total area: approx. 96.1 sq. metres (1034.3 sq. feet)

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 into Royston Place. Turn right at the mini roundabout and follow the road where the property will be found straight ahead of you.





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