



FELLS GULLIVER

PROPERTY EXPERTS

Est.1988

14 Knighton Park

Barton on Sea • New Milton • BH25 7PG



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Located within easy reach of Barton on Sea clifftop in a popular no-through development, this delightful three bedroom terraced house offers well proportioned and well presented accommodation and benefits from a good size mature rear garden, conservatory and garage in nearby block.



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£400,000

Key Features

- Sitting room with bay window
- Ground floor cloakroom
- Conservatory overlooking rear garden
- Single garage in nearby block
- Beautifully presented throughout
- Dining room, open plan to the kitchen
- Three first floor bedrooms and family shower room
- Good size mature rear garden
- Located within easy reach of Barton on Sea clifftop
- EPC Rating: D & Council Tax Band: D



Description

This well presented three bedroom Georgian style house is located within the popular no-through Colten built development and benefits from a good size rear garden, conservatory and garage in block.

Covered entrance porch with full height external storage cupboard and outside light. Front door leads into the entrance hall with stairs leading to the first floor, with under stairs storage cupboard. Cloakroom with WC, corner wash hand basin with tiled splashback, radiator, recess area and obscure window to the side aspect.

Light and airy sitting room with feature bay window to the front aspect. Double doors leading into the dining room, with ample space for dining table and chairs. Opening from dining room through to the kitchen, which has a door leading back through to the hallway. The kitchen is fitted with a comprehensive range of floor and wall mounted cupboard and drawer units, with worktop over, a single bowl and drainer stainless steel sink unit with mixer tap over and mosaic tiled splashbacks. Built in appliances include a tall fridge freezer, dishwasher, electric oven with four ring electric hob over and extractor hood above. There is also space and plumbing for a washing machine. Wall mounted gas fired central heating boiler (newly installed in September 2023) and window to the rear aspect overlooking the garden. From the dining room there are sliding patio doors into the conservatory which has windows to all sides, tiled floor and patio doors opening out to the garden.

First floor landing with hatch giving access to the loft space. Spacious master bedroom with built-in double wardrobe and window to the rear aspect. Double bedroom two with window to the front aspect. Bedroom three has a built-in airing cupboard and window to the front aspect. Family bathroom with corner shower cubicle with sliding glass doors and mixer shower. Low level WC, hand basin with taps and vanity storage cupboard under. Fully tiled

walls and floor, heated towel rail and obscure window to the rear aspect.

To the front of the property, there is an open plan area of lawn with various shrubs and plants and a path leading up to the front door.

The rear garden is a good size and enjoys a sunny aspect. There is a paved area adjacent to the rear of the property with a path leading all the way down to the bottom of the garden where there is an additional paved terrace area with space for patio furniture. The garden is interspersed with various beds and borders with a variety of plants and shrubs. There is an outside tap and the boundaries are fenced. At the rear of the garden there is a pedestrian gate leading through to the rear alleyway, providing access back round to the front of the property. There is also a garage in a nearby block with an up and over door.

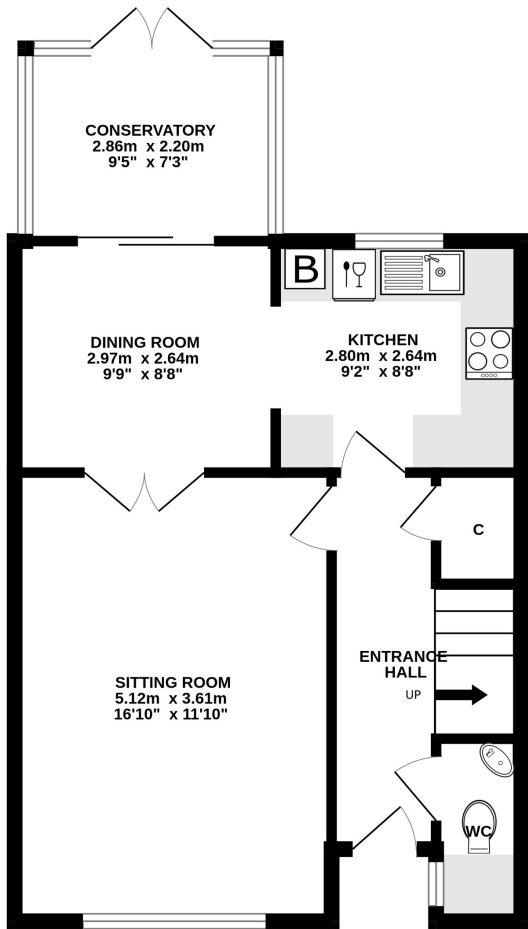
Maintenance Charge: £282.86 per annum (Jan-Dec 2025) for the maintenance and upkeep of front lawns and communal areas.

NB: All radiators (apart from the bathroom) were replaced when the new boiler was installed in September 2023.

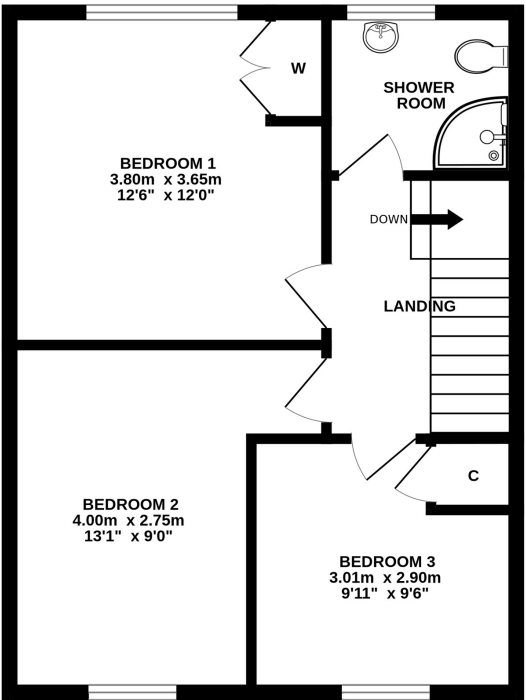
Barton cliff tops is only a short walk away, with views of the local stunning beaches. Barton beach is home to a number of popular local restaurants and cafes offering entertainment and fantastic food year-round. Barton nature reserve and Barton Golf course are close by. New Milton's extensive high street and train station offering a direct link to London Waterloo is about a mile on foot. There is a highly regarded school just a short walk away. The neighbouring seaside village Milford on Sea with a popular high street and Keyhaven hamlet with a picturesque harbour and sea wall walks are also all within very easy access. Further north is the open New Forest National Park with an abundance of countryside to explore.

Floor Plan

GROUND FLOOR
50.1 sq.m. (539 sq.ft.) approx.



1ST FLOOR
44.8 sq.m. (482 sq.ft.) approx.



14 KNIGHTON PARK
TOTAL FLOOR AREA : 94.9 sq.m. (1021 sq.ft.) approx.
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For more information or to arrange a viewing please contact
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