

8a Seaward Avenue, Barton On Sea,
BH25 7HW



£589,950



9 Old Milton Road
New Milton
Hampshire
BH25 6DQ

www.rossnicholas.co.uk

Tel: 01425 625500
Fax: 01425 625501
sales@rossnicholas

A well presented "chain free" detached four/five bedroom chalet bungalow situated in a convenient location close to Barton cliff top. The property offers spacious accommodation (1750 sq ft) with en-suite shower room on ground floor and first floor bathroom. Viewing recommended by Sole Agent.

FRONT DOOR ENTRANCE

Illuminated by outside floodlight, UPVC double glazed door with matching side screen provides access to:

SPACIOUS ENTRANCE HALL 5.77m x 2.18m 18'11" x 7'2"

Coved and smooth finished ceiling, ceiling light point, wall light point, alarm system, double panelled radiator, power points, single panelled radiator with independent thermostat, hall storage cupboards, opaque double glazed window facing side aspect, eye level cupboard provides access to safety trip consumer unit, half turn staircase to first floor galleried landing and multi glazed double opening doors provide access to:



SITTING ROOM 6.94m x 3.66m 22'9" x 12'0"

Coved and smooth finished ceiling, two ceiling light points. Dual aspect room with double glazed window facing front aspect and sliding patio doors providing access to Conservatory and view of garden. Ornate fireplace surround with adjoining coal effect electric fire. Telephone point, power points, TV aerial connection point, two double panelled radiators one with TRV thermostatic radiator valve.



KITCHEN 4.62m x 2.92m 15'2" x 9'7"

Coved and smooth finished ceiling, ceiling strip light, UPVC double glazed window and door provides aspect and access to Conservatory, comprehensive range of eye level and floor mounted kitchen units in a wood grain effect stainless steel style handles with extensive range of laminated work surfaces with Diplomat four ring ceramic hob, Hotpoint double oven and grill, integrated Hygena dishwasher, integrated fridge and freezer. Filter hood above hob. Cupboard provides access to Glow Worm central heating boiler with programmer to one side also providing access to Magnaclean boiler filter. One and a half bowl stainless steel sink with single drainer and swan necked mixer tap with filtered water drinking tap to one side. Cutlery drawers, pan drawers and extensive range of storage cupboards with under pelmet lighting to kitchen units. Tiled splash backs, power points, telephone point.



CONSERVATORY 6.17m x 2.93m 20'3" x 9'7"

Of brick cavity wall construction with UPVC double glazed windows with window openers and fitted vertical blinds under a double skinned Polycarbonate roof. Sliding patio doors provide access to garden. Numerous power points, double panelled radiator with independent thermostat, two wall lights.



BEDROOM TWO 3.94m x 2.65m 12'11" x 8'8"

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing rear aspect, radiator beneath with independent thermostat, power points.



BEDROOM ONE 5.77m x 3.05m 18'11" x 10'0"

Coved and smooth finished ceiling, ceiling light point, UPVC double glazed window facing front garden aspect with double panelled radiator beneath with independent thermostat. Fitted bedroom furniture including nine wardrobes, matching chest of drawers with glass display surface with 'his and hers' bedside units with display glass surfaces on top. TV aerial connection point and door provides access to:



EN-SUITE SHOWER ROOM 2.01m x 1.63m 6'7" x 5'4"

Coved and smooth finished ceiling, three ceiling downlights, tiling to full height. Opaque double glazed window facing side aspect. Wall mounted extractor. Modern white suite comprising low level WC with push button lever flush, wash hand basin with vanity unit beneath with large display mirror above, low voltage lighting and storage cupboard to one side. Shower cubicle benefits from a Mira electric Sport shower, heated chrome effect towel rail.



GROUND FLOOR CLOAKROOM 1.79m x 1.65m 5'10" x 5'5"

White suite comprising low level WC with lever flush. Wash hand basin with vanity unit beneath with monobloc mixer tap and pop-up waste with mirror above and low voltage lighting and shaver socket above. Tiling to half height, built-in double opening storage cupboard, chrome effect towel rail, ceiling extractor.

FIRST FLOOR LANDING 3.85m x 2.83m 12'8" x 9'3"

Galleried style landing with ceiling light point, power points and door provides access to airing cupboard with lagged hot water cylinder with fitted immersion heater and slatted shelving above.



BEDROOM THREE 4.95m x 4.41m 16'3" x 14'6"

A fantastic size double bedroom with smooth finished ceiling which slopes to two sides with dormer window facing front aspect with double panelled radiator beneath with independent thermostat, range of fitted bedroom furniture as seen in photographs, power points, telephone point, TV aerial point.



BEDROOM FOUR 3.53m x 3.45m 11'7" x 11'4"

Ceiling light point. Smooth finished ceiling, ceiling slopes to three sides with large Velux window facing West, radiator with independent thermostat, power points.



BEDROOM FIVE/STUDY 2.53m x 2.58m 8'4" x 8'6"

Opaque double glazed window facing side aspect, ceiling light point, radiator with independent thermostat, telephone point, power points and door provides access to eaves storage cupboard.

BATHROOM 2.35m x 2.08m 7'9" x 6'10"

Smooth finished ceiling, three ceiling downlights, ceiling extractor. Ceiling slopes to one side with Velux window facing rear. Panelled enclosed bath in white with mixer taps

with adjoining shower attachment. Low level WC, wash hand basin with monobloc mixer tap with vanity unit beneath with mirror above, low voltage lighting and shaver socket. Tiling to full height, radiator with independent thermostat with towel rail above.



OUTSIDE

In and out driveway with twin metal gates provide access to the property with low level dwarf walling to the front boundary. Dwarf walling continues to side boundary and sweeps down to the detached single garage. The driveway is a fantastic size laid to block paving with ramp up to front door. The garden is laid to lawn with additional outside security floodlight over the garage and side gate leads to rear garden.



DETACHED SINGLE GARAGE

Accessed via a sectional motorised up and over door also a UPVC double glazed side entrance, double glazed window to side aspect, power points, ceiling light point, safety trip consumer unit.

REAR GARDEN

Small in size with more land at the front of the property than the rear. The garden is laid to lawn. Enclosed by panelled fencing and is well screened from neighbouring properties by Conifer hedging, two garden storage sheds, block paved patio area, remainder of the side access fenced off and secure. Outside light.

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 to the junction with Christchurch Road and turn right proceeding until reaching Sea Road on the left. Turn into Sea Road and take the 6th turning left into Seaward Avenue.

WEB SITE

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

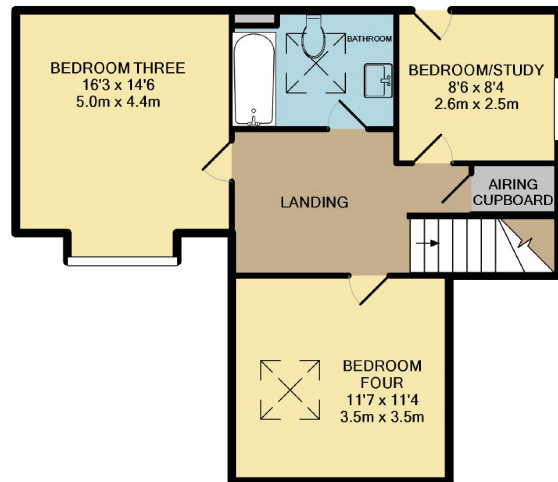
PLEASE NOTE

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 1190 SQ. FT.
(110.5 SQ. M.)



1ST FLOOR
APPROX. FLOOR
AREA 567 SQ. FT.
(52.7 SQ. M.)

TOTAL APPROX. FLOOR AREA 1757 SQ. FT. (163.2 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.
Made with Metropix 62020