



**10 Seafield Road, Barton On Sea, New Milton, Hampshire. BH25 7JS**

**Guide Price £850,000**



**Ross Nicholas & Company Limited**

9 Old Milton Road, New Milton. Hampshire.

BH25 6DQ

01425 625 500







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A truly stunning refurbished and extended four double bedroom detached bungalow located within a short walk of Barton on Sea Cliff top and enjoying a spacious South facing rear garden. Features of the property include large Entrance Hall, Open plan living incorporating Sitting Room, Dining Area and Kitchen. En-Suite Shower room, main Bathroom, off road parking, Vacant Possession, viewing strongly advised.



## ENTRANCE HALL

Accessed via UPVC double glazed front door with matching side screen. Hatch to loft area, smooth finished ceiling, recessed lighting, smoke detector, power points, panelled radiator, coats cupboard.

## OPEN PLAN KITCHEN/LIVING/DINING ROOM (29' 10" X 15' 11") OR (9.09M X 4.85M)

Aspect to the rear and side elevations through UPVC double glazed windows with central opening double glazed French doors providing access to patio and garden beyond. Two double panelled radiators, wall connections for television. Skylight providing additional natural light. Recessed sink unit set into a Quartz work surface extending along two walls with a range of base drawers and cupboards beneath. Integrated Neff dishwasher and washing machine, fridge/freezer, double electric Neff oven with storage above and beneath. Five ring induction hob with splash back and large extractor canopy over. Eye level storage cupboards, one of which housing Vaillant gas fired boiler. Wine cooler.

## BEDROOM 1 (14' 5" X 11' 7") OR (4.40M X 3.53M)

Aspect to the side elevation through UPVC double glazed window. Panelled radiator, power points, TV aerial point.

## EN SUITE SHOWER ROOM (6' 9" X 3' 11") OR (2.06M X 1.20M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan. Double shower cubicle with rain effect shower head, hand held shower attachment. Wash hand basin with Quartz top, monobloc mixer tap, storage cupboard beneath, low level WC to side. Heated towel rail, tiled flooring.

## BEDROOM 2 (11' 7" X 11' 5") OR (3.54M X 3.49M)

Aspect to the front elevation through double glazed window. Panelled radiator, power points, TV aerial point, smooth finished ceiling, ceiling light point.

## BEDROOM 3 (10' 0" X 11' 0") OR (3.05M X 3.36M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, power points, double panelled radiator, TV aerial point.

## BEDROOM 4 (11' 7" X 10' 0") OR (3.54M X 3.04M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, panelled radiator, power points, TV aerial connection.

## BATHROOM (6' 0" X 6' 8") OR (1.83M X 2.03M)

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan. Fully tiled wall surrounds with panelled bath unit, rain effect shower head with hand held shower attachment, monobloc mixer tap. Glass shower screen, wash hand basin with monobloc mixer tap, storage cupboards beneath and low level WC to side. Tiled flooring, heated towel rail.

## OUTSIDE

The front garden is mainly laid to lawn and is enclosed behind panelled and picket fencing. There is a shingled driveway providing off road parking for a number of cars which continues along the side elevation through double opening wooden gates to provide parking for boat/caravan subject to size and access to:

## GARAGE

Remote controlled up and over door, power and light. UPVC double glazed window to rear elevation and glazed personal door providing access to:

## REAR GARDEN

Paved patio area adjoins the rear of the property with the remainder of the garden being mostly laid to lawn enclosed behind panelled fencing. To the rear boundary there is a hard standing area for timber shed. Outside lighting and water tap.

## VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## DIRECTIONAL NOTE

From our Office proceed to the main Lymington Road and turn right. Follow the road until reaching Sea Road on the left then take the 4th turning left into Seafeld Road.

## PLEASE NOTE

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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.





GROUND FLOOR  
1471 sq. ft. (136.7 sq. m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1471 sq. ft. (136.7 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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Ross Nicholas and Company endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.