



9 Seacroft Avenue, Barton On Sea, Hampshire. BH25 7NY

£635,000



Ross Nicholas & Company Limited
9 Old Milton Road, New Milton. Hampshire.
BH25 6DQ
01425 625 500





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A very well presented 3/4 bedroom detached chalet residence located within a level and short walk of Barton on Sea cliff top and enjoying a south facing rear garden. Features of the property include Entrance Porch, Entrance Hall, Sitting Room, Kitchen/Dining Room, En-Suite shower room, bathroom, additional shower room to first floor, garage, gardens, conservatory, Sole Agents.



ENTRANCE PORCH

Accessed via UPVC double glazed door. Skylight, obscure window to side, smooth finished ceiling, quarry tiled flooring, exposed brick wall, double glazed door leading to:

ENTRANCE HALL (12' 0" X 8' 0") OR (3.67M X 2.45M)

Smooth finished ceiling, recessed lighting. Staircase to first floor landing, power points. Linen cupboard with hanging rail, slatted shelf and double panelled radiator. Open way through to:

KITCHEN/DINING ROOM (19' 6" X 13' 3") OR (5.95M X 4.05M)

Aspect to both rear and side elevations through UPVC double glazed windows with additional double glazed double opening doors with matching side screens providing both views and access to patio and garden beyond. Recessed lighting, two double panelled radiators, under stairs storage cupboard, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of cupboards and base drawers beneath. Integrated Bosch dishwasher, breakfast bar providing seating, fitted Miele stainless steel electric oven and four ring induction hob with extractor fan over. Base drawers, eye level storage cupboards, power points, range of fitted cupboards extending along one wall incorporating fridge and freezer. Double opening Utility cupboard with space for washing machine and tumble dryer with range of shelving over. Open way through to:



SITTING ROOM (12' 10" X 12' 10") OR (3.92M X 3.92M)

Smooth finished ceiling, recessed lighting, fitted Clearview Wood burner with red brick surround and tiled hearth, Oak mantel. Double panelled radiator, power points, wall connections for television. Aspect to the rear elevation through UPVC double glazed bay window with central double opening French doors leading to:



CONSERVATORY (14' 4" X 10' 11") OR (4.37M X 3.34M)

Vaulted Polycarbonate roof with low brick walling. UPVC double glazed windows, double opening UPVC double glazed doors providing access onto patio and garden. Tiled flooring, power points, wall light, TV aerial connection.

BEDROOM 1 (13' 11" X 11' 10") OR (4.25M X 3.61M)

Aspect to the front elevation through UPVC double glazed windows. Ceiling light, panelled radiator, power points, range of fitted wardrobes extending along one wall with hanging rails and shelving.



EN-SUITE SHOWER ROOM (10' 8" X 2' 7") OR (3.25M X 0.80M)

Smooth finished ceiling, recessed lighting, extractor fan, shower cubicle, tiling to three walls with rain effect shower head and glass shower screen. Low level WC, wall hung wash hand basin with monobloc mixer tap, tiled splash back incorporating mirror and storage cupboard beneath, tiled flooring.

BEDROOM 2/FAMILY ROOM (13' 11" X 12' 11") OR (4.23M X 3.94M)

Aspect to the front elevation through UPVC double glazed bay window. Ceiling light. Panelled radiator, power points, T.V Ariel point, recessed wood burner with brick surround, tiled hearth and ornate mantel.

BATHROOM (11' 0" X 6' 10") OR (3.36M X 2.09M)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, extractor fan, panelled bath unit with tiled surround and display niche. Central shower control with deep fill bath unit and glazed shower screen. Wall hung wash hand basin with tiled splash back with large mirror over and storage beneath. Low level WC, heated towel rail, storage cupboard with shelving and water softener.

FIRST FLOOR LANDING

Double glazed Velux window to rear. Smooth finished ceiling, ceiling light, smoke detector, programmer and time clock for central heating. Window seat incorporating storage.

BEDROOM 3 (12' 6" X 11' 4") OR (3.80M X 3.45M)

Aspect to the side elevation through double glazed velux window, panelled radiator, power points, numerous eaves storage including loft room and recessed wardrobe with hanging rails and shelving. Hatch to loft area, smooth finished ceiling, ceiling light.



BEDROOM 4 (19' 5" X 8' 6") OR (5.91M X 2.59M)

Aspect to the rear and side elevations through double glazed Velux window. Panelled radiator, power points, numerous doors providing access to eaves storage.

SHOWER ROOM (8' 4" X 2' 9") OR (2.55M X 0.83M)

Double glazed Velux window to side elevation. Smooth finished ceiling, ceiling light, recessed shower cubicle tiled to three walls with Mira Sports shower unit and folding glazed shower screen. Low level WC, wash hand basin with tiled splash back and mirror over. Panelled radiator, eaves storage cupboard housing gas fired boiler and light.

FRONT GARDEN

Mainly laid to lawn and enclosed behind brick walling and fencing. A shingled pathway provides access to the front door with driveway providing off road parking and extends along the side elevation via double gates and leads to:

GARAGE

Double opening doors, power and light. Of pitched roof construction with aspect to both side and rear elevations and personal door leads to:

REAR GARDEN

Enjoying a Southerly aspect there is a paved patio area adjoining the rear of the property with the remainder of the garden being laid to lawn with a selection of shrub and flower beds. The garden is enclosed behind panelled fencing providing seclusion. Behind the garage there is an additional hard standing area and covered log store.



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 in Old Milton Road proceed down the road until reaching the junction with Old Milton Green. Turn right into Lymington Road and continue until reaching Sea Road on the left. Turn into Sea Road and take the third turning right into Seacroft Avenue.

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.

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
1079 sq.ft. (100.3 sq.m.) approx.

1ST FLOOR
302 sq.ft. (28.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1472 sq.ft. (138.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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