



**7 Christchurch Road, Barton on Sea, Hampshire. BH25 6QF**

**Guide Price £339,950**



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





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A very well presented two bedroom character cottage with original features and located within a level walk of Barton on Sea cliff top. The cottage benefits from numerous features including South facing rear garden, wood burner, sitting room, dining room, large kitchen/breakfast room, situated adjacent to playing fields and off road rear parking.



## ENTRANCE LOBBY

Accessed via glazed panelled front door. Smooth finished ceiling, gas and electric meters, tiled flooring, door providing access to:

## ENTRANCE HALL

Straight flight staircase to first floor landing. Single panel radiator and tiled flooring.

## SITTING ROOM (12' 2" X 10' 6") OR (3.70M X 3.20M)

Aspect onto the front elevation through two UPVC double glazed windows, Oak flooring, feature wood burner with tiled hearth and wooden mantel, TV aerial point, range of power points, openway through to:



## DINING ROOM (11' 6" X 11' 2") OR (3.50M X 3.40M)

Aspect onto the rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, double panelled radiator, Oak flooring, under stairs storage cupboard with shelving and light.

## KITCHEN BREAKFAST ROOM (22' 0" X 8' 10") OR (6.70M X 2.70M)

Smoothed finished ceiling with recessed lights, aspect to the side elevation through UPVC double glazed window. Additional aspect to rear through UPVC double glazed french doors providing access on to garden. One and a half bowl, single drainer stainless steel sink unit set in to a work surface extending along one wall. Integrated Dishwasher and Fridge Freezer. Recess for washing machine and base drawers and cupboards. Additional work surface with electric hob and extractor fan over. Double electric oven, base drawers and cupboards, eye level storage cupboards, tiled flooring and connections for wall hung television. Cupboard housing Glow Worm gas fired boiler.



## FIRST FLOOR LANDING

Smooth finished ceiling, Oak flooring, single panel radiator, double opening storage cupboard with slatted shelving and storage over. Hatch to loft area with pull down loft ladder.

## BEDROOM 1 (12' 2" X 11' 10") OR (3.70M X 3.60M)

Aspect to the front elevation through three UPVC double glazed windows. Double panel radiator and connections for wall hung television.

## BEDROOM 2 (11' 6" X 8' 10") OR (3.50M X 2.70M)

Aspect over the rear elevation through UPVC double glazed window. Range of power points, single panel radiator.



## BATH/SHOWER ROOM (9' 10" X 8' 10") OR (3.0M X 2.70M)

Obscure UPVC double glazed window facing rear elevation. Smooth finished ceiling, recessed halogen lighting. Tiled walls complimenting the white suite comprising deep fill panelled bath unit with freestanding and cold mixer tap, hand held shower attachment, low level WC. 'His and hers' wash hand basin set into a vanity unit with storage cupboards and drawers beneath and mirror over. Walk-in shower cubicle with thermostatically controlled shower unit, large shower head, additional hand held shower attachment and heated towel rail.

## OUTSIDE (9' 10" X 8' 10") OR (3.00M X 2.70M)

Obscure UPVC double glazed window facing rear elevation. Smooth finished ceiling, recessed halogen lighting. Fully tiled walls complimenting the white suite comprising deep fill panelled bath unit with central hot and cold mixer tap, hand held shower attachment, low level WC. 'His and hers' wash hand basin set into a vanity unit with storage cupboards and drawers beneath and mirror over. Walk-in shower cubicle with thermostatically controlled shower unit, large shower head, additional hand held shower attachment, heated towel rail.



## REAR GARDEN

Adjoining the rear of the property is a paved patio area, worktop with outdoor wash bowl and steps providing access to an area of lawn. The garden is bounded behind close boarded panel fencing. To the rear boundary there is a personal gate providing access to private parking space accessed from the road at the rear. Within the garden there is an outside water tap and timber storage shed.

## DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down to A337 Christchurch Road and turn right and the property is located on the left accessed by the lay-by opposite Fawcett Fields.

## 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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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.

## TENURE

The resale tenure for this property is Freehold

## COUNCIL TAX

The council tax for this property is band C



GROUND FLOOR  
507 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



ROSS NICHOLAS

TOTAL FLOOR AREA : 911 sq.ft. (84.7 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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