



**1 Seddon Close, Barton On Sea, Hampshire, BH25 7FE.**

**£565,000**



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





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An immaculate three bedroom detached house built in 2003 offered in superb condition with no forward chain. The property comprises of: Entrance Hall, Sitting Room, separate Dining Room, Kitchen, Cloakroom, Three Bedrooms, En-Suite, Family Bathroom, Garage with electronic up and over door and Garden. Internal Viewing Recommended by Sole Agent, keys in office.



## ENTRANCE

External wall lantern providing an undercover entrance to the front door, double glazed front door with brass door furnishings provides access to:

## ENTRANCE HALL (14' 5" X 3' 9") OR (4.39M X 1.14M)

Coved and smooth plastered ceiling, two ceiling light points, mains voltage smoke detector, telephone point, power points, central heating thermostat, radiator, door provides access to coats/broom cupboard and multi-glazed door provides access to:

## KITCHEN (10' 8" X 11' 5") OR (3.25M X 3.48M)

Halogen downlighters, UPVC double glazed window facing front aspect, UPVC double glazed door providing access to side passage in turn leading to front or rear garden with outside meter boxes. Kitchen continues to provide a comprehensive range of eye level and floor mounted storage cupboards in a light cream effect, modern Shaker style with stainless steel handles, one of the eye level display cabinets benefits from a glazed door with display shelving within, additional pelmet lighting above sink area, extensive range of roll top work surfaces, one and a half bowl stainless steel sink with single drainer and swan necked mixer taps, fitted matching breakfast bar, numerous storage drawers plus two deep pan drawers and one large cutlery drawer, space for upright fridge/freezer, space and plumbing for automatic washing machine, under pelmet kitchen lighting, quality tiled flooring, ceramic Bosch hob with concealed extractor and lighting above, eye level AEG double oven and grill, attractive tiled splash backs, numerous power points, wall mounted digital central heating programmer, radiator with independent thermostat, TV aerial point.

## SITTING ROOM (14' 8" X 12' 1") OR (4.47M X 3.68M)

Coved and smooth plastered ceiling, ceiling light point, UPVC double glazed double opening French doors with matching side screens with window openers provide access to patio with inset low voltage lighting, sitting room benefits from an attractive Adam style fireplace surround with inset 'living flame' coal effect gas fire (please note this fire is not connected) with wall lights to either side, two single panel radiators both with independent thermostats, power points, TV aerial point, telephone point and double opening doors with multi-glazed inserts provides access to:

## DINING ROOM (10' 10" X 8' 8") OR (3.30M X 2.64M)

Ceiling light point, attractive UPVC double glazed bay window overlooking rear garden aspect, double panel radiator with independent thermostat, power points and multi-paned glazed door provides access to hallway.

## CLOAKROOM

Ceiling light point, UPVC double glazed window facing side aspect, low level WC, wash hand basin with tiled splash back, radiator with independent thermostat, access to safety trip fuse box with additional fuse box providing access to isolator switches for all garden lighting and wiring.

## LANDING

Two ceiling light point, mains voltage smoke detector, access to loft via roof hatch which benefits from light point, opaque UPVC double glazed window facing side aspect, radiator with independent thermostat, power points, door provides access to airing cupboard with Megaflo hot water cylinder with slatted shelving above.

## BEDROOM 1 (14' 11" X 9' 1") OR (4.55M X 2.77M)

Ceiling light point, two sets of UPVC double glazed windows facing front aspect, two single panel radiators both with independent thermostats, telephone point, power points, TV aerial point, range of fitted wardrobes with foldaway doors providing access to hanging and shelving within, door leads to:

## EN-SUITE SHOWER ROOM

Three ceiling downlighters, ceiling extractor, tiling to full height, opaque double glazed window facing side aspect, modern suite comprising level WC, pedestal wash hand basin with chrome mixer taps and large shower cubicle with sliding glazed door provides access to mixer taps with separate shower attachment to one side, radiator with independent thermostat.

## BEDROOM 2 (11' 0" X 8' 9") OR (3.35M X 2.67M)

Double bedroom, ceiling light point, UPVC double glazed window overlooking rear garden aspect, radiator with independent thermostat, power points, TV aerial point.

## BEDROOM 3 (8' 5" X 7' 7") OR (2.57M X 2.31M)

Ceiling light point, UPVC double glazed window facing rear aspect, power points, radiator with independent thermostat, quality range of modern wardrobes to one wall.

## BATHROOM

Four Halogen downlighters with ceiling extractor, opaque UPVC double glazed window facing rear aspect, modern white suite comprising panel enclosed bath with twin hand grips with mixer taps and shower attachment, low level WC, pedestal wash hand basin with chrome effect mixer taps, radiator with independent thermostat, tiling to full height.

## OUTSIDE

Block paved drive provides off road parking for two vehicles and in turn leads to:

## INTEGRAL GARAGE

Accessed via motorised up and over door and benefits from light and ample power points, access to wall mounted Worcester condensing gas fired central heating boiler.

## FRONT GARDEN

Low level box hedge to front boundary, triangular shaped lawned area, outside water tap, additional security floodlight and gate to side of the property, access to:



## REAR GARDEN

A landscaped rear garden with creative lighting, designed for low maintenance.

## VIEWING ARRANGEMENTS

Viewing 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 New Milton turn right at the town centre traffic lights and continue until reaching the A337 Lymington Road roundabout. Take the third exit and take the second turning left into Becton Lane then the third right into Penny Hedge which leads into Atkinson Close and in turn into Seddon Close and No. 1 is on the corner.

## 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.

## TENURE

The resale tenure for this property is Freehold.

## COUNCIL TAX

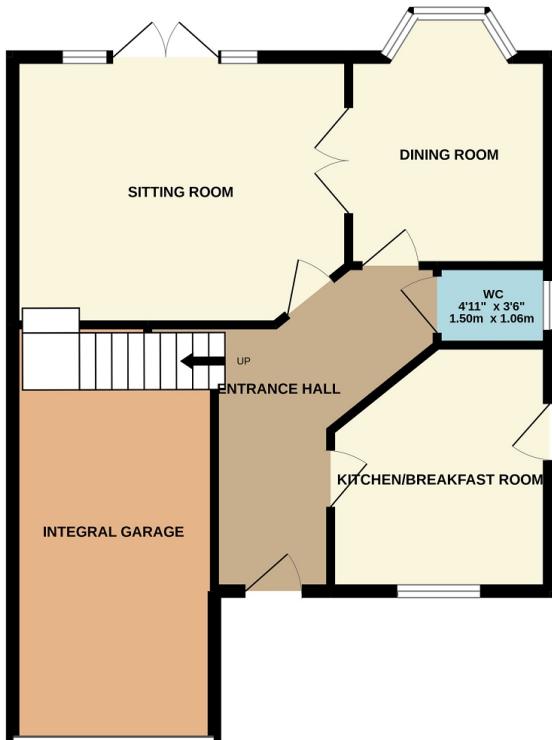
The council tax for this property is band E.

## EPC RATING

The EPC rating for this property is D66.



GROUND FLOOR  
613 sq.ft. (57.0 sq.m.) approx.



1ST FLOOR  
468 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA : 1081 sq.ft. (100.4 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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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.