



**51 Silverdale, Barton On Sea, Hampshire, BH25 7DE.**

**Guide Price £575,000**



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





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A very well presented three/four bedroom detached chalet residence situated in a highly sought after part of Barton on Sea within walking distance of the Cliff Top. The property benefits from a Conservatory and South facing rear garden. CHAIN FREE.



## ENTRANCE HALL

Accessed via UPVC double glazed front door. Staircase to first floor landing. Smooth finished ceiling, recessed lighting, panelled radiator.

## CLOAKROOM (5' 7" X 2' 9") OR (1.69M X 0.84M)

Ceiling light, low level WC, wash hand basin with tiled splash back, monobloc mixer tap and storage beneath, panelled radiator.

## LOUNGE/DINING AREA (26' 2" X 11' 11") OR (7.98M X 3.62M)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, two ceiling light points, power points, two double panelled radiators, TV aerial connection, feature electric fire, with stone surround, hearth and wooden mantel, double sliding double glazed patio doors providing access to:

## CONSERVATORY (12' 7" X 11' 0") OR (3.84M X 3.36M)

Polycarbonate roof, UPVC double glazed construction, power points, two wall light points, double opening French doors providing access onto rear garden.

## KITCHEN (11' 10" X 6' 7") OR (3.60M X 2.01M)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, part tiled wall surrounds, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base drawers and cupboards beneath incorporating wine store and recess for dishwasher. Power points, eye level storage cupboards, additional storage with central stainless steel double oven with storage above and beneath. Door providing access onto rear porch.

## REAR LOBBY (10' 9" X 4' 11") OR (3.27M X 1.49M)

Currently used as a Utility Room with UPVC double glazed window. Ceiling light, work surface with recess for washing machine and storage to side. Recess for American style fridge/freezer and door providing access into rear garden, panelled radiator.

## BEDROOM 4 (9' 0" X 7' 2") OR (2.75M X 2.18M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, recessed storage cupboard, panelled radiator, power points.

## FIRST FLOOR LANDING (11' 10" X 6' 1") OR (3.61M X 1.85M)

Aspect to the side elevation through UPVC double glazed window. Hatch to loft area with pull down ladder, panelled radiator, power points.

## BEDROOM 1 (13' 2" X 11' 11") OR (4.01M X 3.62M)

Aspect to the rear elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, TV aerial point. Triple wardrobe unit with central mirror fronted door, hanging rails and shelving. Additional recessed double wardrobe with hanging rails and shelf.

## EN SUITE SHOWER ROOM (7' 9" X 4' 2") OR (2.37M X 1.28M)

Obscure UPVC double glazed window to rear elevation. Smooth finished ceiling, ceiling light, extractor fan, fully tiled wall surrounds with shower cubicle and Triton shower unit, sliding glazed shower screen, low level WC, wash hand basin with monobloc mixer tap and storage beneath, wall mounted mirror with light.

## BEDROOM 2 (12' 9" X 9' 7") OR (3.89M X 2.92M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, power points, fitted wardrobes comprising two double units with hanging rails and shelving.

## BEDROOM 3 (11' 11" X 9' 5") OR (3.63M X 2.87M)

Aspect to the front elevation through UPVC double glazed window. Double panelled radiator, power points.

## BATHROOM (8' 2" X 5' 4") OR (2.48M X 1.63M)

Obscure UPVC double glazed window facing side elevation. 'L' shaped panelled bath with central monobloc mixer tap and shower attachment, Mira shower unit with glazed shower screen. Wash hand basin with monobloc mixer tap, storage beneath, wall mounted mirror, towel rail, low level WC, recessed airing cupboard with Glow Worm gas fired boiler and slatted shelving surrounding.

## OUTSIDE

The front elevation is mainly Tarmac allowing parking for approximately 4 - 5 cars and is enclosed behind both brick walling and hedging. The driveway provides access to:

## GARAGE (16' 6" X 8' 8") OR (5.02M X 2.65M)

Up and over door, power and light with personal door onto side elevation.

## REAR GARDEN

Designed for easy maintenance. Paved patio area adjoining the rear of the property which in turn leads to a decked area which is ideal for entertaining. To the rear boundary there is a large garden store with the remainder of the garden being shingled with stepping stone path, central artificial grass, shrub and flower beds surrounding. The garden is enclosed by close board and panelled fencing to provide seclusion. There is a long covered garden store located to the side elevation with both front and rear access.

## 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 Old Milton Road turn right at the traffic lights and proceed until reaching the main Lymington Road and turn right then second left into Becton Lane. Proceed down Becton Lane until reaching Silverdale on the left.

## 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 C72.



GROUND FLOOR  
965 sq.ft. (89.7 sq.m.) approx.

1ST FLOOR  
612 sq.ft. (56.8 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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