



47 Silverdale, Barton On Sea, New Milton, Hampshire, BH25 7DE.

Guide Price £685,000



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





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A spacious detached four bedroom house located within equal distance of New Milton town centre and Barton cliff top. Features of the property include Entrance Hall, Sitting Room, Dining Room, Conservatory, Ground Floor Study, Kitchen/Breakfast Room, En-Suite Shower Room, main Bathroom, larger than average plot, off road parking and double garage.



ENTRANCE HALL

Accessed via UPVC double glazed front door. Staircase to first floor landing, smoke detector, two ceiling light points, panelled radiator.

CLOAKROOM

Part tiled wall surrounds, wall hung low level WC, wash hand basin with monobloc mixer tap, tiled splash back, mirror over, tiled flooring, panelled radiator.

SITTING ROOM (18' 1" X 11' 9") OR (5.52M X 3.58M)

Aspect over the front elevation through UPVC double glazed windows, two single panelled radiator, power points, TV aerial point, fitted flame effect gas fire set into a stone surround and hearth, double opening doors provide access to.

DINING ROOM (15' 5" X 8' 10") OR (4.69M X 2.69M)

Ceiling light, double panelled radiator, power points and UPVC double opening doors with matching side windows providing access to:

CONSERVATORY (13' 5" X 9' 2") OR (4.08M X 2.79M)

Glass vaulted roof, ceiling light, two Dimplex electric heaters, power points, UPVC double glazed windows and double opening double glazed doors providing access onto rear patio and garden beyond.

STUDY (9' 10" X 8' 3") OR (3.00M X 2.52M)

Aspect over the front elevation through UPVC double glazed windows. Single panelled radiator, power points, ceiling light, TV aerial, telephone point.

KITCHEN BREAKFAST ROOM (23' 8" X 8' 10") OR (7.21M X 2.69M)

Two UPVC double glazed windows to rear elevation. Smooth finished ceiling, recessed lighting, one and a half bowl sink unit set into a Granite work top extending along two walls with range of base drawers and cupboards beneath. Integrated Bosch dishwasher, four ring Bosch induction hob with glazed splash back and Bosch stainless steel extraction fan above. Additional storage cupboards extending along two walls one housing gas fired boiler. Integrated three quarter high fridge and separate three quarter height freezer. Bosch electric stainless steel double oven with matching microwave to side and hotplate. Tiled flooring, panelled radiator, UPVC double glazed door providing access to rear patio and garden beyond. Part tiled wall surrounds, programmer and time clock for central heating Eye level storage cupboards.

FIRST FLOOR LANDING

Aspect to the side elevation through UPVC double glazed window. Ceiling light, smoke detector, hatch to loft area with pull down ladder. Panelled radiator, cloaks cupboard with hanging rail and shelving and additional airing cupboard with pre-lagged hot water cylinder, fitted immersion heater, slatted shelving.

BEDROOM 1 (14' 3" X 13' 0") OR (4.35M X 3.96M)

Aspect to the rear elevation through UPVC double glazed window, ceiling light, panelled radiator, power points, range of fitted bedroom furniture incorporating two single and two double wardrobe units. Bed recess with bedside cabinets and display shelving to side. Additional display unit with cupboard beneath.

EN SUITE SHOWER ROOM

UPVC double glazed window onto rear. Ceiling light, shower cubicle with sliding shower screen, wash hand basin with monobloc mixer tap and storage cupboards beneath, low level WC, panelled radiator, wall mounted light, mirror and shaver point, tiled flooring.

BEDROOM 2 (12' 8" X 11' 9") OR (3.86M X 3.58M)

Aspect to the front elevation through UPVC double glazed window. Power points, fitted bedroom furniture incorporating two double units with hanging rails and shelving and display shelving and cupboard to left.

BEDROOM 3 (10' 3" X 8' 10") OR (3.12M X 2.69M)

Aspect to the rear elevation through UPVC double glazed window. Panelled radiator, power points, ceiling light.

BEDROOM 4 (8' 5" X 7' 7") OR (2.56M X 2.30M)

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

BATHROOM

Obscure double glazed window to front elevation. Smooth finished ceiling recessed lighting, fully tiled wall surrounds complimenting the 'P' shaped panelled bath unit, wall mounted shower head, low level WC with concealed cistern set into a unit incorporating wash hand basin, monobloc mixer tap and storage cupboards beneath. Mirror with light over, tiled flooring, heated towel rail.

OUTSIDE

There is a brick paved driveway providing parking for approximately four cars with the pathway continuing giving access to front door. The garden is mostly laid to lawn with a selection of shrub and flower beds. The pathway continues along the side elevation which in turn leads to the rear garden.

DOUBLE GARAGE (17' 0" X 16' 8") OR (5.18M X 5.08M)

Integrated with remote controlled up and over doors. Power and light and personal door providing access onto side pathway.



REAR GARDEN

There is a raised paved patio area adjoining the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds and additional paved patio is located near the rear boundary to enjoy the sun and the garden is bounded behind both close board and panelled fencing.

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 turn right at the traffic lights and proceed until reaching the mini roundabout and turn right into Lymington Road taking the second turning left into Becton Lane continue until reaching Silverdale on the left.

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.

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 C70.



GROUND FLOOR
1177 sq.ft. (109.4 sq.m.) approx.



1ST FLOOR
672 sq.ft. (62.4 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1849 sq.ft. (171.8 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.