



10 Seafield Road, Barton On Sea, Hampshire. BH25 7JS

Guide Price £499,950



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





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POTENTIAL TO EXTEND AND REFURBISH (stp). A spacious 2 bedroom detached bungalow located in a sought after road within a short walk of Barton on Sea cliff top. Features of the property include sitting room/dining room, kitchen, bathroom, en-suite, large south facing garden, driveway and garage. Sole Agents and vacant possession.



ENTRANCE PORCH

Accessed via obscure UPVC double glazed front door with matching side screens tiled flooring, wall light, glazed door providing access to:

ENTRANCE HALL

Hatch to loft area, ceiling light, coats cupboard with hanging rail, shelf and storage over. Additional storage cupboard to side with Worcester gas fired boiler and storage over. Panelled radiator.

LOUNGE/DINING AREA (18' 1" X 14' 4") OR (5.50M X 4.38M)

Aspect to the rear and side elevations through UPVC double glazed windows. UPVC double glazed French doors providing both views and access to rear garden. Two ceiling light points, panelled radiators, fireplace with tiled hearth, mantel and surround.

KITCHEN (11' 7" X 9' 7") OR (3.52M X 2.92M)

Aspect to the side and front elevations through UPVC double glazed windows, ceiling light, single bowl single drainer sink unit with monobloc mixer tap set into a work surface extending along three walls with base drawers and cupboards beneath. Fitted electric oven with extractor fan over. Eye level storage cupboards. Two additional storage units with cupboards, drawers and glazed display areas. Obscure UPVC double glazed door providing access to covered rear lobby, quarry tiled floor, light and access onto side elevation.

BEDROOM 1 (16' 1" X 11' 7") OR (4.89M X 3.54M)

Access onto the rear elevation through UPVC double glazed window. Additional obscure UPVC double glazed window to side, ceiling light, panelled radiator, power points.

BEDROOM 2 (11' 1" X 11' 8") OR (3.39M X 3.56M)

Aspect to both front and side elevations through UPVC double glazed windows. Ceiling light, panelled radiator, power points, double wardrobe with hanging. Double opening doors providing access to:

EN SUITE SHOWER ROOM (7' 11" X 2' 11") OR (2.41M X 0.89M)

Obscure UPVC double glazed window onto front, ceiling light, fully tiled wall surrounds, low level WC, double panelled radiator, wall hung wash hand basin, shower cubicle with glazed shower screen and tiled wall surrounds.

BATHROOM (8' 2" X 6' 10") OR (2.48M X 2.08M)

Obscure UPVC double glazed windows to side, ceiling light, panelled bath unit with monobloc mixer tap, low level WC, pedestal wash hand basin, fully tiled wall surrounds.

OUTSIDE

The front garden is mostly laid to lawn with low brick wall brick wall edging and a driveway provides off road parking for two to three cars and access to the garage.

GARAGE

Up and over door, power and light, of pitched roof construction. To the side of the garage a personal door provides access along the side elevation which in turn leads to:

REAR GARDEN

Designed for easy maintenance with large paved patio area adjoining the rear of the property with the remainder of the garden being mostly shingled and paved. The garden is enclosed behind both close board and panelled fencing and there is a small area of lawn to the centre.

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 Lymington Road turn right and proceed until reaching Sea Road on the left, turn into Sea Road and take the fourth turning left into Seafield Road.

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.

COUNCIL TAX

The council tax for this property is band D



GROUND FLOOR
962 sq.ft. (89.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 962 sq.ft. (89.3 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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