



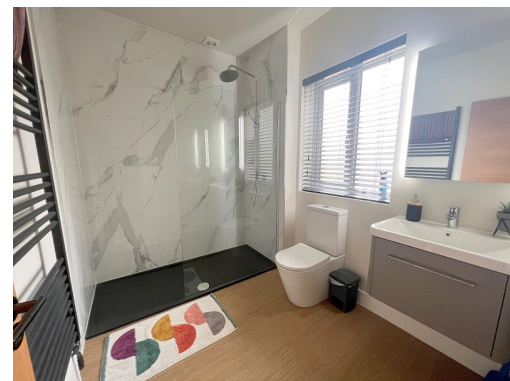
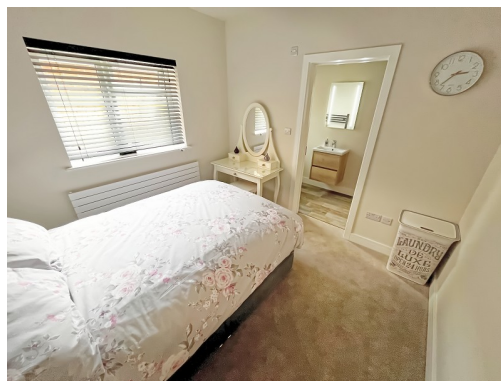
45 Seaward Avenue, Barton On Sea, New Milton, Hampshire. BH25 7HN

Guide Price £997,500



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





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Stunning 4/5 bedroom, 4 bathroom chalet residence recently extended and refurbished throughout and located within a short walk of Barton on Sea Cliff Top. Features of the property include oak doors, entrance with galleried landing. Open plan living kitchen/breakfast room, dining and living area, separate sitting room, utility room, two ground floor bedrooms, study and private south facing garden.



ENTRANCE HALL (17' 0" x 17' 7" Max) or (5.19m x 5.36m Max)

Accessed via composite front door with matching side screens and UPVC double glazed windows to roof height. Vaulted ceiling, ceiling light, exposed Oak beams, Oak and glass staircase leading to first floor. Flat panel radiator, power points, recessed lighting, smoke detector. Additional vertical radiator. Sliding concealed Oak doors provide access into open plan living.

OPEN PLAN KITCHEN/LIVING/DINING ROOM (25' 0" Max x 23' 2") or (7.63m Max x 7.07m)

Aspect to the front and side elevations through UPVC double glazed windows. Blanco stainless steel recessed sink unit set into a Quartz work surface extending along two walls with range of base drawers and cupboards beneath. Integrated fridge/freezer, stainless steel AEG conventional oven with additional AEG Microwave/oven over. Storage above and beneath. Bosch integrated dishwasher. AEG 5 ring induction hob with extractor fan over and concealed lighting. Large central island with Quartz worktop and range of base drawers and cupboards beneath. Seating for 3 - 4. Central feature suspended downlights. 4 vertical radiators, flat panelled radiator, power points. Recessed lighting. Feature double glazed sliding bi-fold doors providing both views and access onto patio and garden beyond, exposed brick feature wall in living area.

UTILITY ROOM (5' 4" x 8' 6") or (1.63m x 2.59m)

UPVC double glazed door to side elevation. Smooth finished ceiling, recessed lighting with extractor fan. Blanco stainless steel recessed sink unit set into a Quartz work surface extending along one wall with base drawers and cupboards beneath. Cupboard housing Glow Worm gas fired boiler. Range of eye level storage cupboards, power points, large recessed airing cupboard incorporating slatted shelving and high pressure hot water cylinder.

SITTING ROOM (14' 1" x 11' 0") or (4.29m x 3.36m)

Aspect to the side elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, vertical radiator, TV aerial point. Power points, double opening patio doors providing access onto rear patio and garden beyond.

STUDY (9' 6" x 6' 5") or (2.90m x 1.96m)

Aspect to the front elevation through UPVC double glazed window. Recessed lighting, flat panel radiator, power points.

BEDROOM 3 (10' 1" x 9' 7") or (3.07m x 2.92m)

Aspect to the side elevation through UPVC double glazed window. Flat panel radiator, recessed lighting, smooth finished ceiling, power points.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side. Smooth finished ceiling, recessed lighting, extractor fan, low level WC, heated towel rail, wall hung wash hand basin with monobloc mixer tap and storage drawers beneath. Wall mounted mirror with sensor light. Double shower cubicle tiled to three walls with thermostatically controlled shower unit, rain effect shower head, additional shower attachment. Glazed sliding shower screen. Tiled wood effect flooring.

BEDROOM 4 (10' 2" x 11' 2") or (3.09m x 3.40m)

Aspect to the front elevation through UPVC double glazed window. Flat panel radiator, recessed lighting, smooth finished ceiling, range of power points.

GROUND FLOOR SHOWER ROOM

Obscure UPVC double glazed window to front. Smooth finished ceiling, recessed lighting, extractor fan, large walk-in shower cubicle with three tiled wall surrounds. Thermostatically controlled shower unit with rain effect shower head. Additional hand held shower attachment and large glazed shower screen. Low level WC, wall hung wash hand basin with monobloc mixer tap and storage drawer beneath. Heated towel rail, wall mounted mirror with sensor light.

FIRST FLOOR LANDING

Recessed lighting, flat panel radiator.

BEDROOM 1 (19' 3" x 15' 6") or (5.87m x 4.72m)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting, two large flat panel radiators, eaves storage cupboards, power points, TV aerial point, walk-in wardrobe with smooth finished ceiling, recessed lighting, hanging rails and shelving.

EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, extractor fan, double shower cubicle with thermostatically controlled shower unit, rain effect shower head and hand held shower attachment, tiled display niche and sliding glazed shower screen. Wall hung wash hand basin with monobloc mixer tap and storage drawers beneath. Wall hung mirror with sensor light, low level WC, heated towel rail, wood effect tiled flooring.



BEDROOM 2 (9' 3" x 19' 3") or (2.81m x 5.87m)

Aspect to both the side and rear elevations through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, flat panel radiator, power points, eaves storage cupboard.

BATH/SHOWER ROOM (12' 5" x 6' 9") or (3.79m x 2.05m)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, recessed lighting, fully tiled wall surrounds complimenting the white suite incorporating panelled bath unit, monobloc mixer tap and hand held shower attachment. Low level WC, wall hung wash hand basin with monobloc mixer tap and storage drawers beneath. Wall hung mirror with sensor light. Shower cubicle tiled to two walls with thermostatically controlled shower unit, rain effect shower head and hand held shower attachment, glazed shower door, tiled flooring, heated towel rail.

OUTSIDE

The front garden is designed for ease of maintenance being mainly shingled providing off road parking for numerous vehicles including boat/caravan subject to size. The front boundary is bounded behind low walling and both side elevations are enclosed behind close board fencing. Outside lighting. A personal gate provides access to the enclosed side elevation which is shingled and enclosed behind close board fencing. Outside light, outside hot thermostatically controlled water tap.

REAR GARDEN

Patio area extending along the rear of the property with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds providing seclusion. The garden is fully enclosed and benefits from a double sized timber shed. Outside lighting and cold water tap. A shingled pathway extends along the side elevation providing return access to the front of the property.

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 proceed to the Lymington Road and turn right continuing until reaching Sea Road on the left. Turn into Sea Road taking the 6th turning 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.

Council Tax

The council tax for this property is band D.



GROUND FLOOR
1333 sq.ft. (123.9 sq.m.) approx.




1ST FLOOR
746 sq.ft. (69.3 sq.m.) approx.



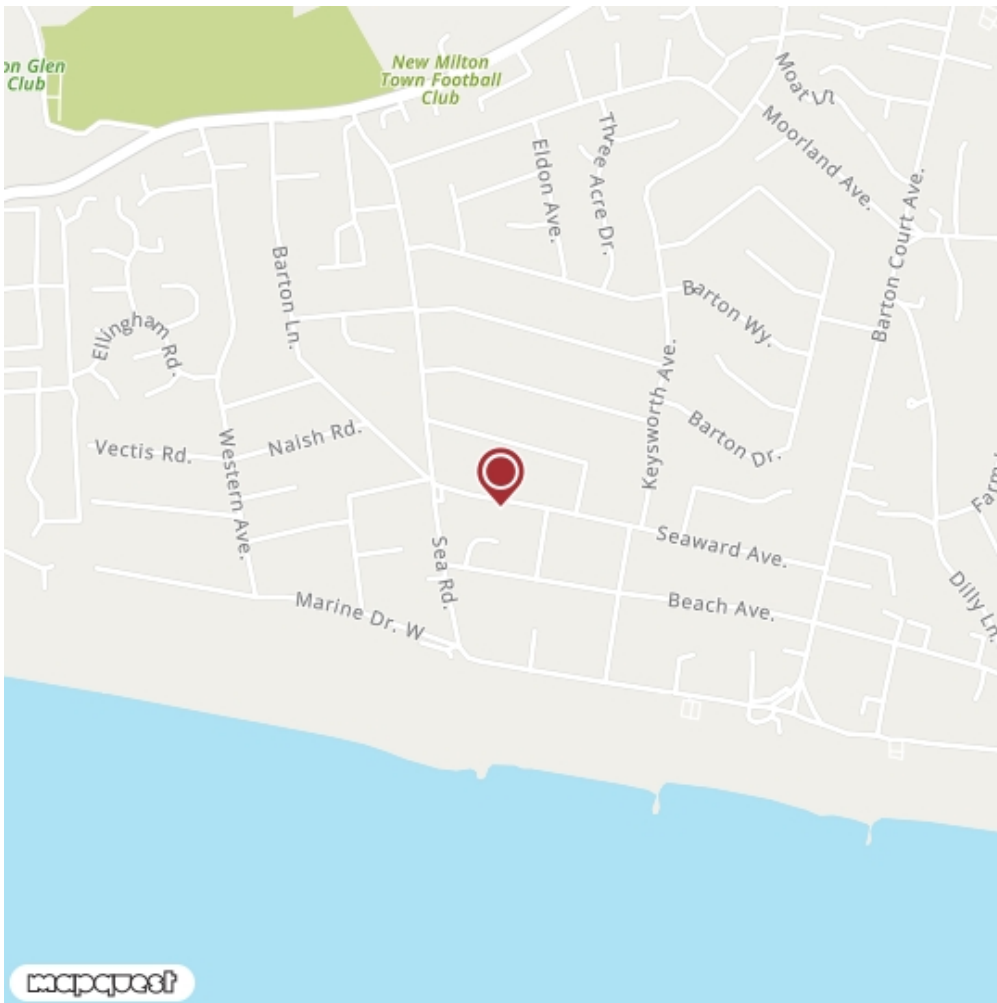
ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 2080 sq.ft. (193.2 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales		EU Directive 2002/91/EC 

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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