



**52 Sea Road, Barton On Sea, New Milton, Hampshire. BH25 7NG**

**Guide Price £615,000**



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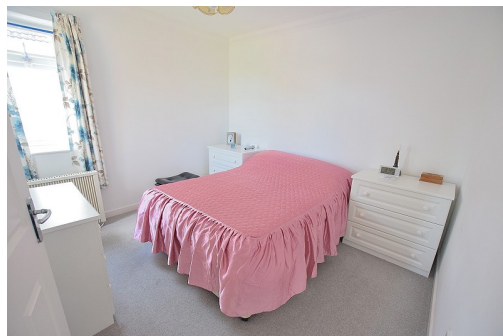




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A deceptively spacious 3/4 bedroom detached bungalow located within a short level walk of Barton on Sea cliff top. Features of the property include Entrance Hall, Sitting Room, Dining Room/Bedroom 4, Conservatory, Kitchen, En-Suite Shower Room, Main Bathroom and UPVC double glazing. Tandem Garage, solar Panels off road Parking.



## ENTRANCE HALL

Accessed via UPVC double glazed front door, aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, Two ceiling light points, hatch to loft area, light and pull down ladder. Airing cupboard housing the high pressure water cylinder with fitted immersion heater. Smoke detector, additional storage cupboard with shelving.

## SITTING ROOM (15' 2" X 13' 1") OR (4.62M X 3.99M)

Aspect to the side and rear elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, power points, TV aerial point, double opening UPVC double glazed doors providing access onto Conservatory.

## CONSERVATORY (12' 4" X 8' 6") OR (3.76M X 2.60M)

Blue clear glass roof. UPVC double glazed construction with UPVC double glazed door providing access onto rear garden. Power points.

## KITCHEN (12' 6" X 14' 6") OR (3.82M X 4.42M)

Aspect to the side elevation through UPVC double glazed windows with matching door providing access onto the side elevation. Smooth finished ceiling, ceiling light point. Single bowl, single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with range of base cupboards beneath. LG washing machine and Electrolux double freestanding cooker incorporating hob, recess for full height fridge/freezer, additional work surface with range of base drawers and cupboards beneath. Eye level storage cupboards, power points. TV point.

## DINING RM/BEDROOM 4 (12' 5" X 12' 2") OR (3.78M X 3.72M)

Aspect to the side elevation through UPVC double glazed bay window. Smooth finished ceiling, ceiling light point, power points, TV aerial point.

## BEDROOM 1 (12' 6" X 17' 5") OR (3.82M X 5.32M)

Aspect to the side elevation through UPVC double glazed windows together with aspect to the rear elevation through UPVC double glazed bay window. Smooth finished ceiling, ceiling light point, power points.

## BEDROOM 2 (14' 8" X 13' 9") OR (4.48M X 4.18M)

Aspect to the side elevation through two UPVC double glazed windows in addition to a UPVC double glazed bay window. Smooth finished ceiling, ceiling light point, power points, bank of fitted wardrobes incorporating two double and one single unit with shelving and hanging rail.

## EN SUITE SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light point, low level WC, wash hand basin with monobloc mixer tap and storage beneath. Shower cubicle with thermostatically controlled shower unit and folding glazed screen. Wall mounted light and shaver point.

## BEDROOM 3 (11' 1" X 10' 3") OR (3.38M X 3.12M)

Aspect to both the front and side elevations through UPVC double glazed windows. Smooth finished ceiling, ceiling light point, power points.

## BATHROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, ceiling light point, low level WC, wash hand basin with monobloc mixer tap and storage cupboards beneath, wall mounted light and shaver point. Panelled bath unit with fitted wall mounted Mira Sprint electric shower and glazed folding shower screen.

## FRONT GARDEN

Mostly laid to lawn with a selection of shrub and flower beds and a brick paved pathway providing access to the front door. The garden is enclosed behind low brick walling and close board panelled fencing. A brick paved driveway provides parking for approximately three cars and provides access to:

## GARAGE

Tandem Garage with up and over door. Eaves storage, lighting, power points, window to rear elevation and personal door provides access to pathway which in turn leads to rear garden.

## REAR GARDEN

The garden is mostly laid to lawn with a selection of shrub and flower beds and is enclosed behind both panelled and close board fencing. There is an integral outside gardeners store located on the side elevation.

## 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 A337 Christchurch/Lymington Road. Turn right and proceed until reaching Sea Road on the left where there property will be found.

## 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



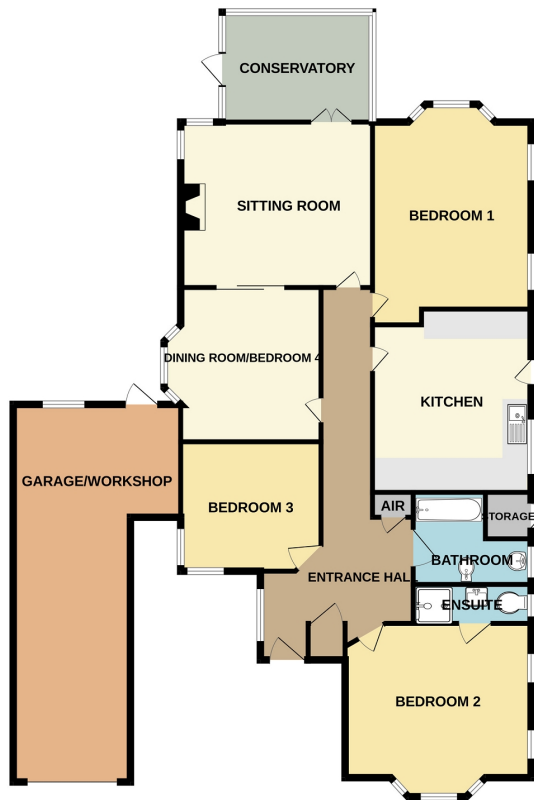
## COUNCIL TAX

The council tax for this property is band D

## EPC RATING

The EPC rating for this property is E40

GROUND FLOOR  
1704 sq.ft. (158.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA: 1704 sq.ft. (158.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, floors 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.