



**24 Silverdale, Barton On Sea, Hampshire. BH25 7BD**

**£345,000**



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







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A delightful and highly sought after two double bedroom semi-detached bungalow located only a short walk from both Barton on Sea cliff top and beach and New Milton town centre. The bungalow is offered for sale in lovely order throughout and features include UPVC double glazing, gas fired central heating and well maintained manageable gardens with direct access from the garden to a single garage.



## OUTSIDE WALL LANTERN

UPVC double glazed door which in turn leads to:

## ENTRANCE HALL (8' 3" X 6' 11") OR (2.51M X 2.10M)

A good sized entrance hall with coved and textured ceiling, ceiling light point, smoke detector, access to loft with pull down loft ladder, radiator, wall mounted Honeywell central heating thermostat, power point, telephone point, door provides access to airing cupboard which houses the lagged hot water cylinder with fitted immersion heater and slatted shelving, also access to safety trip consumer unit. Glazed door provides access to:

## SITTING ROOM (15' 4" X 11' 5") OR (4.68M X 3.48M)

A Comfortable and good sized sitting room with a coved and textured ceiling, two ceiling light points, smoke detector, large UPVC double glazed window overlooking rear garden aspect, fitted curtains. Attractive fireplace surround with inset electric remote controlled fire, TV aerial point, satellite connection point, double panelled radiator with independent thermostat and multi-glazed door provides access to:

## REAR LOBBY (10' 3" X 2' 9") OR (3.12M X 0.84M)

Single glazed with power and door leads to garden.

## KITCHEN (8' 1" X 8' 0") OR (2.46M X 2.43M)

Textured ceiling, ceiling light, UPVC double glazed window overlooking front garden aspect. Comprehensive range of eye level and floor mounted kitchen units in light Oak style finish with laminated roll top work surfaces. Fitted floor standing full size Creda cooker with ceramic hob, grill and oven beneath. Space and plumbing for automatic washing machine, space for under counter fridge, CO2 detector, wall mounted boiler, concealed extractor, tiled splash backs, power points.

## BEDROOM 1 (10' 10" X 11' 6") OR (3.29M X 3.51M)

With built in double opening wardrobes, textured ceiling, ceiling light point, multi-glazed window facing rear aspect with radiator beneath and independent thermostat, power points.

## BEDROOM 2 (9' 11" X 9' 3") OR (3.01M X 2.83M)

Second double bedroom with coved and textured ceiling, ceiling light point, UPVC double glazed bay window to front aspect, radiator beneath with independent thermostat, power points, telephone connection point.

## BATHROOM (6' 0" X 5' 4") OR (1.82M X 1.62M)

Modern white suite comprising low level WC, pedestal wash hand basin with pop-up waste with hot and cold tap with wall mounted mirror fronted medicine cabinet. Panelled enclosed bath with bi-fold shower screen with mixer tap and shower attachment with adjustable pole above. Manrose ceiling extractor, Vinyl cushion flooring, tiling to half height but full height over bath area. Radiator with towel rail above, bathroom fitments.

## OUTSIDE

The front of the property is an attractive and easily maintained area of garden, laid mainly to lawn. Outside meter boxes.

## REAR GARDEN

South/Easterly aspect, the rear garden is well established, of manageable size laid mainly to lawn with a small patio directly accessed from the bungalow. Mature hedging to all side offers a secluded and private and peaceful rear garden planted with flower beds on both sides of the lawn. There is a shingled area for a small greenhouse/garden shed.

## GARAGE (16' 7" X 8' 4") OR (5.06M X 2.53M)

From the rear garden there is direct access into the single garage which has power and light. Main up and over door for vehicular access from Silverdale. Parking bay to the right side of the garage.

## VIEWING ARRANGEMENTS

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 into Station Road and proceed until reaching the mini-roundabout at the junction with A337. Turn right and take the second turning left into Becton Lane, proceed down Becton Lane taking the 7th turning left into Silverdale.

## 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. Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £55 inc. VAT per purchase which is paid in advance, directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## TENURE

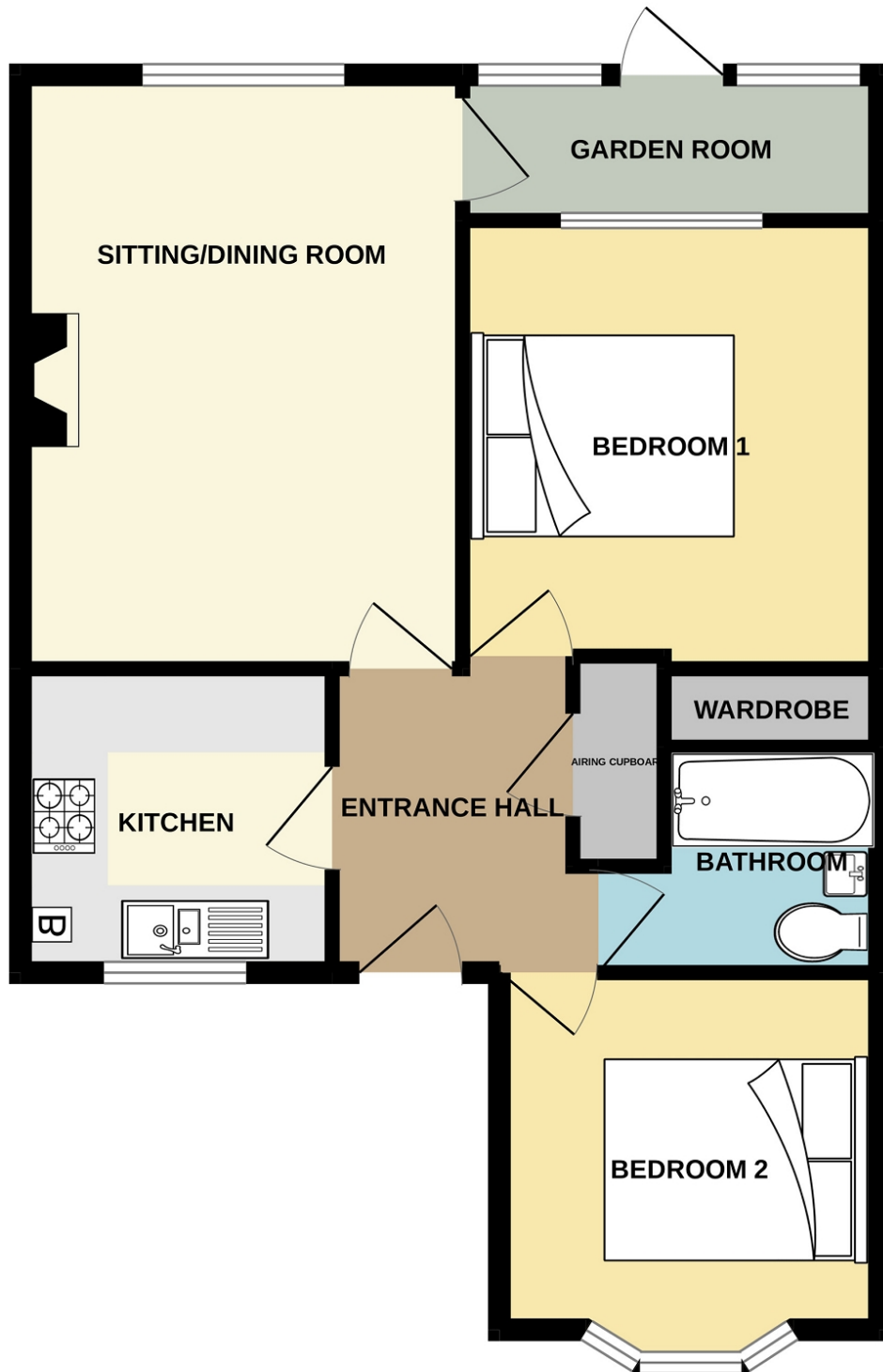
The resale tenure for this property is Freehold

## EPC RATING

The EPC rating for this property is Band D.



## GROUND FLOOR



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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**[sales@rossnicholas.co.uk](mailto:sales@rossnicholas.co.uk)**

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.