



**28 Purbeck Road, Barton On Sea, Hampshire. BH25 7QG**

**£585,000**



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





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A detached three bedroom chalet bungalow situated in a sought after position being one road from Barton Cliff top enjoying distant sea glimpses from the first floor. Features of the property include entrance hall, sitting/dining room, kitchen/breakfast room, conservatory, ground floor bedroom and shower room, two first floor bedrooms, bathroom, single garage, parking, mature garden with high degree of privacy.



## ENTRANCE PORCH

Accessed via UPVC double glazed front door with matching side screen. Ceiling light, power point, glazed door providing access to:

## ENTRANCE HALL

Staircase to first floor landing, double panelled radiator, ceiling light, large walk-in understairs cupboard storage with lighting.

## SITTING ROOM (14' 0" X 11' 8") OR (4.26M X 3.55M)

Aspect to the front elevation through UPVC double glazed window. Ceiling light, double panelled radiator, flame effect gas fire set into a stone fireplace incorporating hearth, surround and mantel. Range of power points. Openway through to:

## DINING AREA (11' 8" X 8' 5") OR (3.55M X 2.56M)

Aspect to the rear elevation through UPVC double glazed window. Additional obscure UPVC double glazed window to side. Ceiling light, panelled radiator, power points. Serving hatch through to kitchen.

## KITCHEN BREAKFAST ROOM (13' 7" X 11' 10") OR (4.14M X 3.60M)

Aspect to the rear elevation through UPVC double glazed window. One and a half single drainer stainless steel sink unit with monobloc mixer tap set into a Granite work top extending along three walls with range of base drawers and cupboards beneath. Recess for under counter fridge, fitted electric oven and Neff microwave over, wall mounted gas fired boiler, eye level storage cupboards, additional work surface with four ring gas hob with extractor over, part tiled wall surrounds, walk-in Utility cupboard with recesses for washing machine and tumble dryer, wall mounted storage cupboard, shelving, ceiling light.

## CONSERVATORY (10' 0" X 7' 11") OR (3.05M X 2.42M)

Low level walling with double glazed windows and central sliding doors providing access onto patio area with single door to side. Polycarbonate roof, power points, light.

## BEDROOM 1 (16' 0" X 12' 5") OR (4.87M X 3.78M)

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

## SHOWER ROOM

Obscure UPVC double glazed window to side, smooth finished ceiling, recessed lighting. Corner shower cubicle with sliding glazed doors, low level WC with concealed cistern, wash hand basin to side with monobloc mixer tap and storage cupboards beneath, fully tiled walls and floors. Radiator.

## FIRST FLOOR LANDING

UPVC double glazed window to side, wall light, ceiling light, panelled radiator, power point, large walk-in boarded & insulated eaves space with lighting.

## BEDROOM 2 (15' 9" X 13' 0") OR (4.79M X 3.95M)

Aspect to the front and side elevations through UPVC double glazed windows providing distant sea views to Hengistbury Head. Two panelled radiators, ceiling light, fitted wardrobes comprising two double units with double opening doors with storage over.

## BEDROOM 3 (8' 11" X 8' 6") OR (2.72M X 2.59M)

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

## BATHROOM (9' 2" X 6' 11") OR (2.80M X 2.11M)

Obscure UPVC double glazed window to side. Part tiled wall surrounds, corner bath unit with monobloc mixer tap and hand held shower attachment, low level WC, pedestal wash hand basin with airing cupboard and double opening doors, lagged hot water cylinder, radiator and eaves storage cupboard.

## OUTSIDE

The property sits on a good sized, mature plot. The front garden is laid mainly to lawn for ease of maintenance, with mature borders, a block paved driveway providing off road parking for at least two/three vehicles and a pathway providing side access to the rear of the property via a UPVC fitted gate.

There is a detached garage with an up and over door, power, and lighting. The garage also has rear door access to the back garden & house.

The rear garden itself offers an area of textured paved patio with decorative brick edging. The remainder of the rear garden is laid mainly to lawn, with mature and well stocked flower & shrub borders, a timber garden shed, and enjoys a good degree of privacy.

## 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 to Christchurch Road and turn right and continue until reaching Western Avenue on the left. Take the fourth turning on the right into Purbeck 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.



## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £48 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.

## COUNCIL TAX

The council tax for this property is band E

## EPC RATING

The EPC rating for this property is E54



GROUND FLOOR  
867 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
413 sq.ft. (38.3 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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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