



7 Seafield Close, Barton On Sea, Hampshire. BH25 7HR

£425,000



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





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A two bedroom semi-detached bungalow located within a short walk of Barton on Sea cliff top. Features of the property include sitting/Dining Room, Conservatory, kitchen, shower room, separate w.c, driveway, carport, garage and gardens. Sole agents and vacant possession.



ENTRANCE PORCH

Accessed via UPVC double glazed front door. Ceiling light, UPVC double glazed door to:

ENTRANCE HALL

Hatch to loft area with pull down loft ladder. Two ceiling light points. Panelled radiator, cupboard housing pre-lagged hot water cylinder with fitted immersion heater and slatted shelving over. Additional broom cupboard with electricity consumer unit. Programmer and time clock, gas meter.

SITTING ROOM/DINING ROOM (20' 8" X 11' 0") OR (6.30M X 3.35M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light point, power points, panelled radiators, stone surround, hearth and wooden mantel and fitted electric fire. Sliding UPVC double glazed doors providing access onto:

CONSERVATORY/GARDEN ROOM (10' 2" X 9' 5") OR (3.09M X 2.87M)

Recessed lighting, double panelled radiator, UPVC double glazed windows overlooking rear garden and door leading onto rear garden.

KITCHEN (9' 10" X 9' 3") OR (2.99M X 2.83M)

Aspect to the rear elevation through UPVC double glazed windows. Smooth finished ceiling, recessed lighting, one and a half bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along three walls with a range of base drawers and cupboards beneath. Integrated washing machine and fridge. Stainless steel electric double oven, four ring induction hob with extractor fan over. Storage cupboard, part tiled wall surrounds, power points, panelled radiator, recessed larder cupboard with shelving and obscure glazed window to rear. UPVC double glazed door leading to:

PORCH

Rear Porch with Polycarbonate roof, of UPVC double glazed construction with matching door providing access onto rear garden.

BEDROOM 1 (12' 0" X 10' 6") OR (3.65M X 3.19M)

Aspect to the front elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, recessed double wardrobe units with hanging rails and shelf, bed recess with bedside cabinets and additional single wardrobe, panelled radiator, power points, connections for wall hung television.

BEDROOM 2 (12' 0" X 8' 2") OR (3.65M X 2.50M)

Aspect to both front and side elevations through UPVC double glazed window. Smooth finished ceiling, ceiling light point, panelled radiator, range of power points, recessed wardrobe with sliding doors, hanging rail and shelf.

SHOWER ROOM (6' 3" X 5' 3") OR (1.90M X 1.61M)

Obscure UPVC double glazed window to rear. Smooth finished ceiling, ceiling light. Corner shower unit with Mira Sports Shower unit, sliding glazed shower screen. Low level WC, wash hand basin with storage beneath, heated towel rail, extractor fan.

CLOAKROOM/W.C

Obscure UPVC window to rear. Smooth finished ceiling, ceiling light, fully tiled wall surrounds, low level WC.

OUTSIDE

To the front elevation there is low brick walling with shrub and flower bed. The garden is mainly shingled and designed for easy maintenance and a resin driveway provides off road parking for approximately three cars. Along the side elevation there is a large car port and access to the garage.

GARAGE

Up and over door, power and light.

REAR GARDEN

Designed for easy maintenance being mainly paved and having a selection of shrub and flower beds. The garden is enclosed behind close board fencing and enjoys total seclusion. Outside water tap and located to the rear of the garage there is a timber garden store.

VIEWING ARRANGEMENTS

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

DIRECTIONAL NOTE

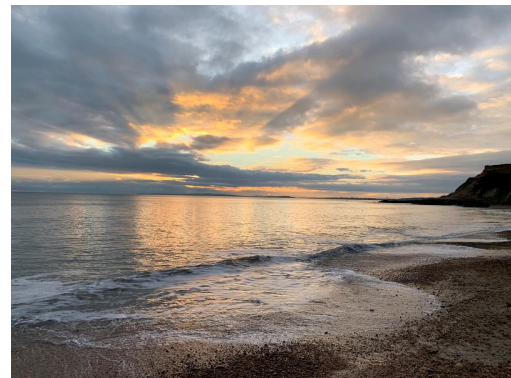
From our Office in Old Milton Road proceed down the road until reaching the junction with A337. Turn right into Christchurch Road and proceed until reaching Sea Road on the left. Turn into Sea Road and take the 5th turning left into Seaward Avenue then second left into Seafeld Close.

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.



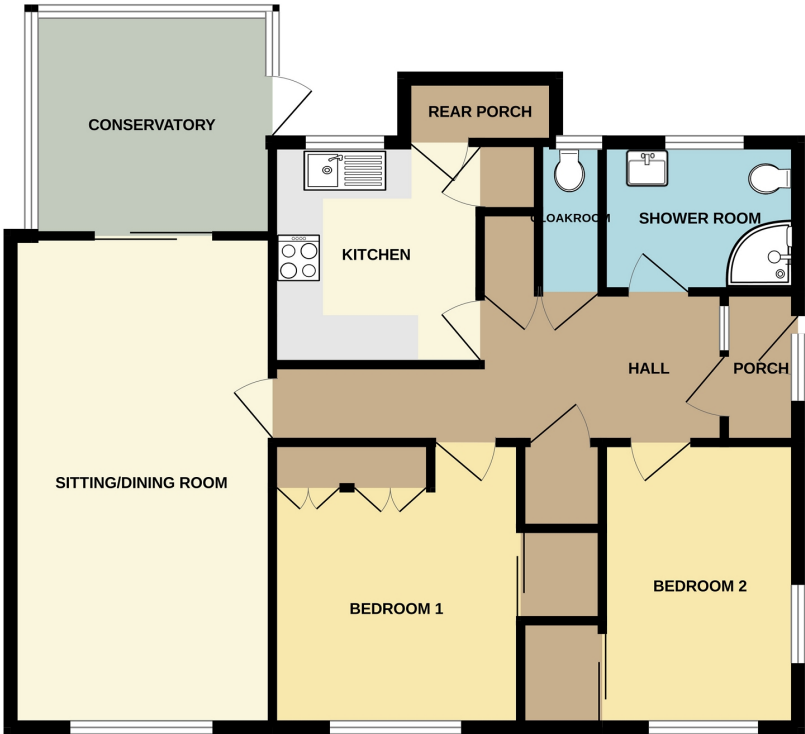
TENURE

The resale tenure for this property is Freehold

COUNCIL TAX

The council tax for this property is band C

GROUND FLOOR
880 sq.ft. (81.7 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS
TOTAL FLOOR AREA: 880 sq.ft. (81.7 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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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.