



*8 Seddon Close, Barton on Sea, BH25 7FE*

*£675,000*

**Mitchells**  
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*8 Seddon Close  
Barton on Sea  
New Milton  
Hampshire  
BH25 7FE*

This beautifully presented four-bedroom detached house is conveniently situated halfway between New Milton town centre and Barton On Sea clifftop and beach. The property offers fantastic accommodation with features including a high specification kitchen/dining room, a separate utility room, an integral garage, a master bedroom with ensuite, a luxury bathroom, a driveway and a sunny south west facing garden.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Dining Room
- Utility
- First Floor Landing
- Four Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Integral Garage
- Driveway
- South West Facing Garden



# The Property

The front door leads through to the entrance hall with Antico style flooring that runs through the entirety of the ground floor, stairs to the first floor landing, radiator, telephone point and central heating controls.

Ground floor cloakroom with modern suite comprising a wall hung wash hand basin with mixer tap over and tiled splash back, WC, UPVC window and radiator.

Sitting room with a feature bay window to the front, TV aerial point, feature fireplace with inset electric fire, stone hearth and mantle, ample space for three piece suite and double radiator.

The kitchen/dining room is a particular feature of this property having been recently refitted to an extremely high standard and now offers white gloss wall and base units with a contrasting stone effect worktop, four burner electric hob with an extractor fan over and glass splash back, a walk in understairs storage cupboard and built in appliances include an eye level double oven, microwave, tall stand up fridge freezer and dishwasher, ceramic sink with mixer tap over and drainer and enjoys an outlook over the south west facing garden.

The kitchen opens through to the dining area with space for a six to eight seater table and chairs, TV aerial point, radiator and double casement doors lead out to the patio, retractable awning and rear garden.

Utility room with matching base units with a contrasting stone effect worktop, stainless steel sink with mixer tap over and tiled splash back, wall mounted Worcester boiler and has space and plumbing for a washing machine and tumble dryer. From the utility room there is a door into the integral garage and a UPVC door giving access to the patio and rear garden.

On the first floor landing there is a radiator, an attractive glass balustrade, recess ceiling spotlights and an airing cupboard housing the Mega Flow pressurised hot water cylinder. There is a hatch to roof space that is partially boarded with lighting.

The master bedroom is situated at the front of the property with a lovely range of built in wardrobes, ample space for a king sized double bed, an attractive bay window to the front and its own luxury ensuite shower room.

The ensuite has recently been refitted to an extremely high standard with a modern suite comprising a WC, wash hand basin with mixer tap over and storage beneath, walk in double shower with chrome thermostatic shower attachments, tiled flooring, fully tiled walls, chrome heated towel rail and UPVC double glazed window.

There are three further double bedrooms with bedroom two enjoying built in wardrobes and views over the rear garden.

The family bathroom is also fitted to an extremely high standard with fully tiled walls, tiled flooring and a modern suite comprising a panel bath with mixer tap over and hand held shower attachments, WC, wash hand basin with mixer tap over and storage beneath, walk in shower with glass shower screen and thermostatic shower attachments, chrome heated towel rail and UPVC window.





## *Gardens & Grounds*

Integral garage with electric up and over door, power and lighting.

To the front of the property is a tarmac driveway giving off road parking for two vehicles with a block pavior edging and textured stone path leading to the front door.

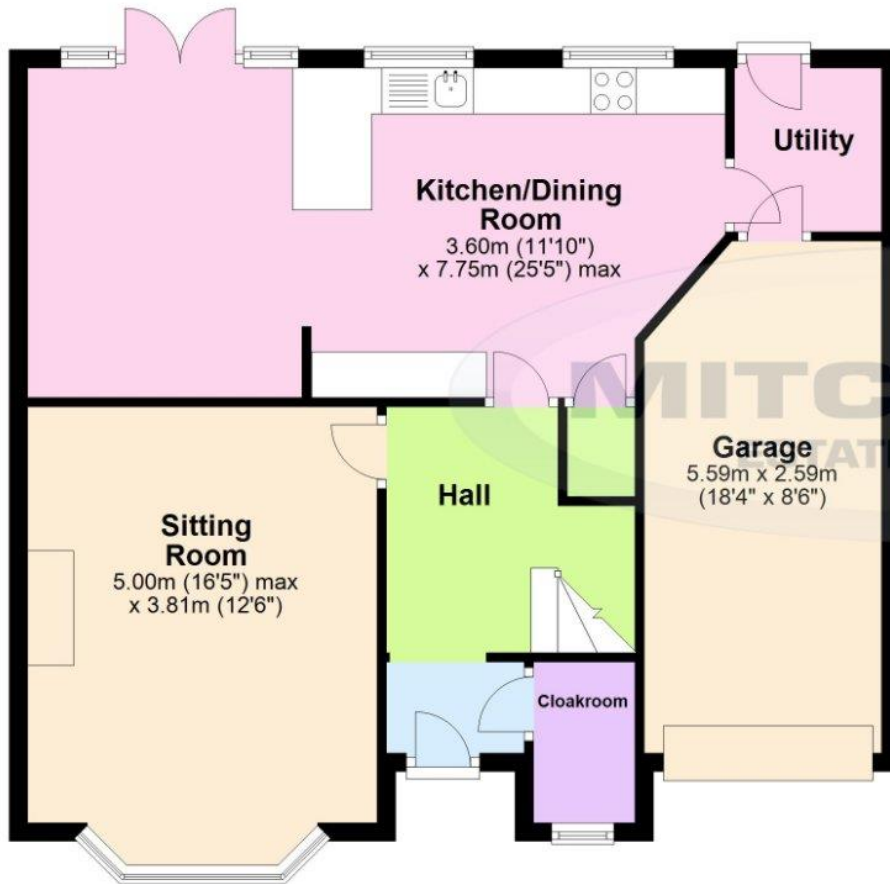
The side gate gives access to the rear garden with outside power points and a large area of patio with the rest of the garden laid to lawn with mature and colourful beds, a summerhouse, high level fencing making the garden nicely secluded.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating C

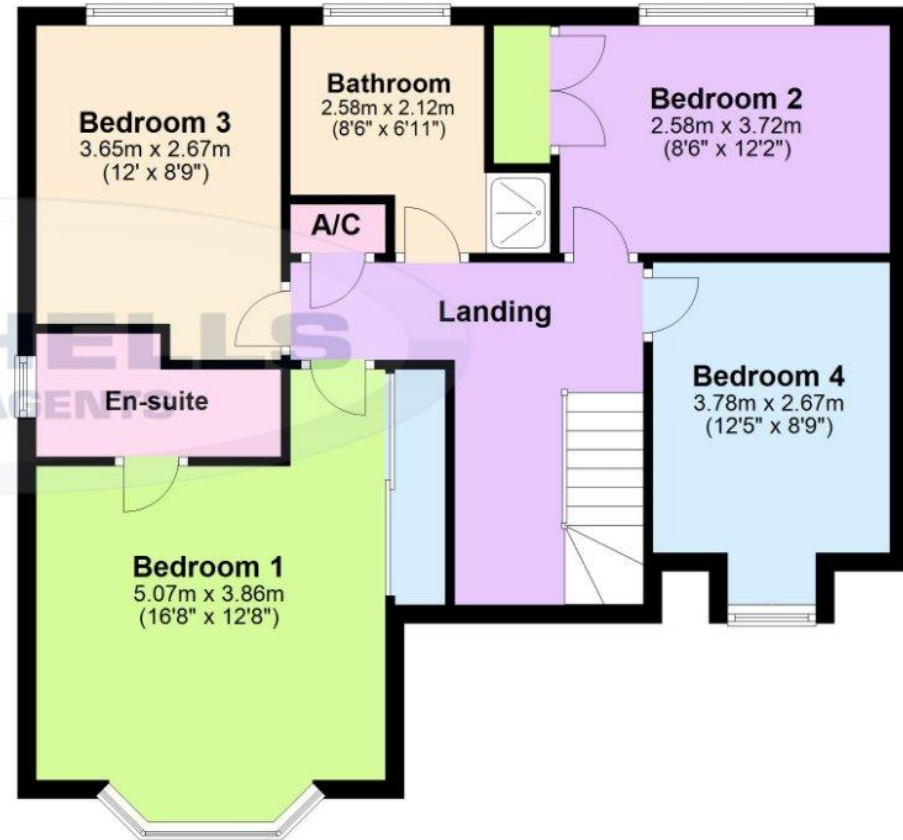
## Ground Floor

Approx. 73.7 sq. metres (793.6 sq. feet)



## First Floor

Approx. 65.5 sq. metres (705.2 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.'

Plan produced using PlanUp.

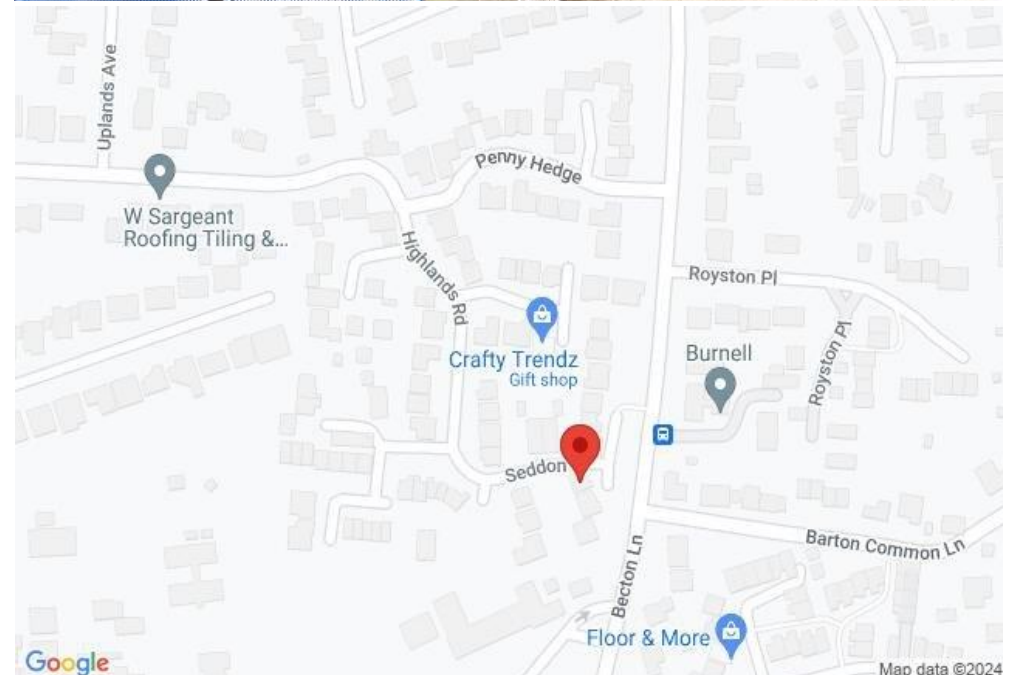
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## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course, Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the round about turn right and take the second turning left into Becton Lane. Take the third turning left into Penny Hedge. Bare left into Highlands Road and follow the road round into Seddon Close where the property will be found at the end on your right.





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