

Slades

CALL SOLE AGENTS SLADES ... SET IN THE HEART OF FRIARS CLIFF... A MOST ATTRACTIVE FAMILY HOME JUST A SHORT WALK FROM THE SEA... 4 BEDROOMS... 2 BATHROOMS... 3 RECEPTION ROOMS... KITCHEN... UTILITY... LARGE DOUBLE GARAGE... WELL STOCKED AND PRIVATE SOUTH FACING REAR GARDENS... VENDORS SUITED...

25 Seafield Road, Friars Cliff, Christchurch, Dorset BH23 4ET



PRICE: £700,000

Viewing: By appointment only via Slades Estate Agents.
365 Lymington Road, Christchurch, Dorset, BH23 5EY
Tel: **(01425) 277773** or email: enquiries@sladeshighcliffe.co.uk

Directional Note: From the centre of Highcliffe proceed along the main Lymington Rd towards Christchurch. Pass Highcliffe Golf Club on the right then take the 2nd turning on the left into Bure Lane. Take the next turning on the left into Seaway Avenue and Seafield Rd is the 1st turning on the right.

25 Seafield Road is set in the perfect location being just 500 metres level walk from the award winning Avon Beach. It has the added benefit of being very close to bus routes and the shops at Bure Lane. Hinton Admiral train station is just a mile away giving access to London Waterloo in under two hours. The shopping centres of Christchurch and Highcliffe are both nearby and Bournemouth town centre just under 5 miles away. Bournemouth also has its own international airport. The property retains many original features but is very well presented throughout. A full inspection is highly recommended to fully appreciate everything that this charming house has to offer.

A pathway leads to brick step and wooden front door with glazed inserts and outside light to **ENTRANCE HALL: 21'3" x 6'8" (6.48m x 2.03m) maximum** Window at rear providing a lovely view from the front door through to the back garden, understairs storage cupboard, doors to:

SITTING ROOM: 16'3" x 11'9" (4.95m x 3.58m) A tastefully decorated room with front aspect double glazed window, open fire with wooden mantel, radiator, double doors to:

SUN ROOM/RECEPTION ROOM: 16'8" x 11'8" (5.08m x 3.56m) A lovely, bright room with two sets of double glazed doors, facing south. Open flue with gas fire and marble effect surround.

DINING ROOM: 15' (4.57m) into bay x 11'9" (3.58m) A south facing double glazed bay window overlooking the rear garden with fitted window seat, open flue chimney with gas point for gas fire, wooden surround.

KITCHEN: 17'3" x 11'5" (5.26m x 3.48m) Good range of base and eye level cupboards and drawers, double oven with grill, space for microwave, plumbing for dishwasher, space for fridge/freezer, space for further fridge, double glazed window overlooking front, 2 radiators. Door leading to:

UTILITY: 12'4" x 5'7" (3.76m x 1.7m) maximum Modern gas boiler, double glazed window and glazed door to rear garden, plumbing for washing machine, cupboards and drawers with work tops.

GROUND FLOOR CLOAKROOM: Frosted double glazed window, white suite comprising low level WC, corner sink, radiator.

A return-flight staircase leads to:

FIRST FLOOR LANDING: South facing double glazed window, airing cupboard housing pre-lagged hot water tank and slatted shelving, hatch to loft, doors to:

MASTER BEDROOM SUITE:

BEDROOM: 17' x 11'7" (5.18m x 3.53m) A bright, dual aspect room double glazed windows overlooking the rear garden, radiator, door to:

EN-SUITE BATHROOM: 11'8" x 6'4" (3.56m x 1.93m) Suite comprising panelled bath, pedestal wash hand basin, bidet, close coupled WC, frosted double glazed window to side.

BEDROOM 2: 13'2" (4.01m) into bay x 10'6" (3.2m) A pretty, south facing bedroom with 3 double built-in wardrobes along one wall providing excellent hanging and shelving, radiator, double glazed bay window.

BEDROOM 3: 11'8" x 9'5" (3.56m x 2.87m) Radiator, front aspect double glazed window.

BEDROOM 4: 10'6" (3.2m) into bay x 8'3" (2.51m) Radiator, small built-in wardrobe, double glazed bay window to front.

BATHROOM: Suite comprising bath, separate shower (run from the mains), pedestal wash hand basin, close coupled WC, bidet, two double glazed frosted windows, half tiled walls.

OUTSIDE:

FRONT GARDEN: The property is approached via a driveway providing parking for two cars leading to the garage. The front boundary has picket fencing and hedge borders, well maintained and nicely stocked. Small lawned area.

GARAGE: 35'8" x 10'3" (10.87m x 3.12m) A good sized double length garage with electric up & over door. Plenty of room to house two family cars. Light and power. Large double glazed window at rear and stable door to garden.

REAR GARDEN: The south facing rear garden is very pretty and enjoys a high level of privacy and seclusion. It has modern fencing all the way round and lovely shaped, well stocked borders around the good sized lawn.



THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. If you are interested in buying this property it is important that you contact us at the earliest opportunity. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you are making a cash offer, we shall require written confirmation of the source and availability of your funds in order that our client may make an informed decision. **DATA PROTECTION ACT 1998** Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will be processed by the estate agent, the TEAM Association Consortium Company of which it is a member and TEAM Association Limited for the purpose of providing services associated with the business of an estate agent and for the additional purposes set out in the privacy policy but specifically excluding mailings or promotions by a third party. If you do not wish your personal information to be used for any of these purposes, please notify your estate agent.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			76
(55-68) D	66		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	