



6 Southern Lane, Barton On Sea, BH25 7JA

£335,000

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*6 Southern Lane
Barton On Sea
New Milton
Hampshire
BH25 7JA*

An immaculately presented and characterful three bedroom first floor apartment, set in this period building and situated in this popular location only a short walk from local shops and within easy reach of Barton on Sea clifftop. Features of the property include spacious and well planned accommodation, a private area of garden, a detached garage and modern kitchen and bathroom.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Bathroom
- Separate WC
- Garage
- Garden



The Property

The entrance hall has stairs to the first floor and the landing with trap to the roof space and a cloaks cupboard.

The sitting room has double aspect double glazed windows and a feature fireplace with timber surround and tiled hearth.

The kitchen/breakfast room has a range of floor and wall kitchen cabinets, recess for a tall fridge/freezer, a fitted electric hob with oven under and extractor over, recess and plumbing for a washing machine and a wall mounted gas fired boiler.

The master bedroom has double aspect windows and door to a walk in wardrobe. Bedroom two, currently being used as a second sitting room and bedroom three has an excellent range of mirror fronted sliding wardrobes and a built in storage cupboard.

The bathroom has a panelled bath with a mixer tap and shower attachment, a wash basin, a WC, an extractor fan and fully tiled walls.

There is a separate WC with a low flush suite.





Gardens & Grounds

To the front of the property there is a small area of private garden secluded from the road by mature hedging and mainly laid to lawn for ease of maintenance. To the side of the building there is a gravel driveway which is shared and leads to the detached single garage. To the rear of the garage there is a small area of lawned garden.



Services

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

Ground Floor

Approx. 87.1 sq. metres (937.3 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

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