



*26 Solent Drive, Barton on Sea, BH25 7AW*

*£800,000*

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*26 Solent Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7AW*

A very impressive three bedroom, two reception room, detached bungalow ideally situated in one of Barton on Sea's finest roads. The property has been extended and modernised in recent years to create a stunning single storey residence in this premier location. Particular features of the property include an impressive reception hall, a superb and spacious kitchen/breakfast room with roof lantern, a separate utility room, three good sized bedrooms with an en-suite shower room to the master bedroom, excellent decorative order throughout, well landscaped garden and easy walking distance of both Long Meadow and Barton on Sea clifftop and beach. An internal viewing is strongly recommended to fully appreciate the quality of the property.

- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Utility Room
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Landscaped Gardens



## The Property

Spacious reception hall with timber effect flooring, trap to the roof space with pull down ladder and cloaks cupboard.

Sitting room with a feature UPVC double glazed bay window, a handsome fireplace with stone backing and hearth and an inset flame effect electric fire.

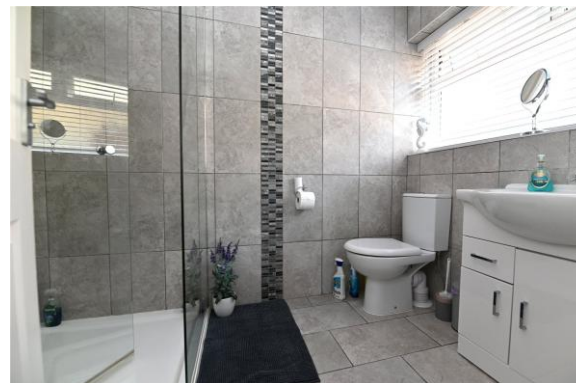
Dining area with attractive timber effect flooring.

Stunning kitchen/breakfast room recently re-fitted with an extensive range of wall and base units, a contrasting worktop with an inset one and a half bowl sink unit with a mixer tap over. Integrated Indesit electric oven, fridge and separate freezer, microwave, touch control induction hob with extractor oven, integrated dishwasher, casement doors onto the patio, a lovely outlook over the rear garden, recessed ceiling spotlights, UPVC double glazed roof lantern providing an abundance of light, a separate island unit providing further storage and breakfast bar.

Separate utility room with further wall and base storage with a grey worktop and an inset sink unit with a mixer tap over, attractive tiled flooring, space for a washing machine, extractor fan and a UPVC double glazed door to outside.

Three double bedrooms, master bedroom has an attractive UPVC double glazed bay window and a fully tiled en-suite shower room comprising of a shower cubicle with glass shower screen, a thermostatic control shower, a wash basin with storage beneath, a WC, recessed ceiling spotlights, a chrome ladder style heated towel rail and tiled flooring.

Modern bathroom fitted with a white suite comprising of a panelled bath with an independent shower over and a glass shower screen, a wash basin, a WC, tiled flooring, a chrome ladder style heated towel rail and recessed ceiling spotlights.





## *Gardens & Grounds*

The gardens have been well landscaped, the front garden having a shaped area of lawn with decorative brick edging, a low level hedge divides from the pavement and a part block paviour, part shingle driveway provides good off road parking.

The attached garage has twin opening timber doors, power and light.

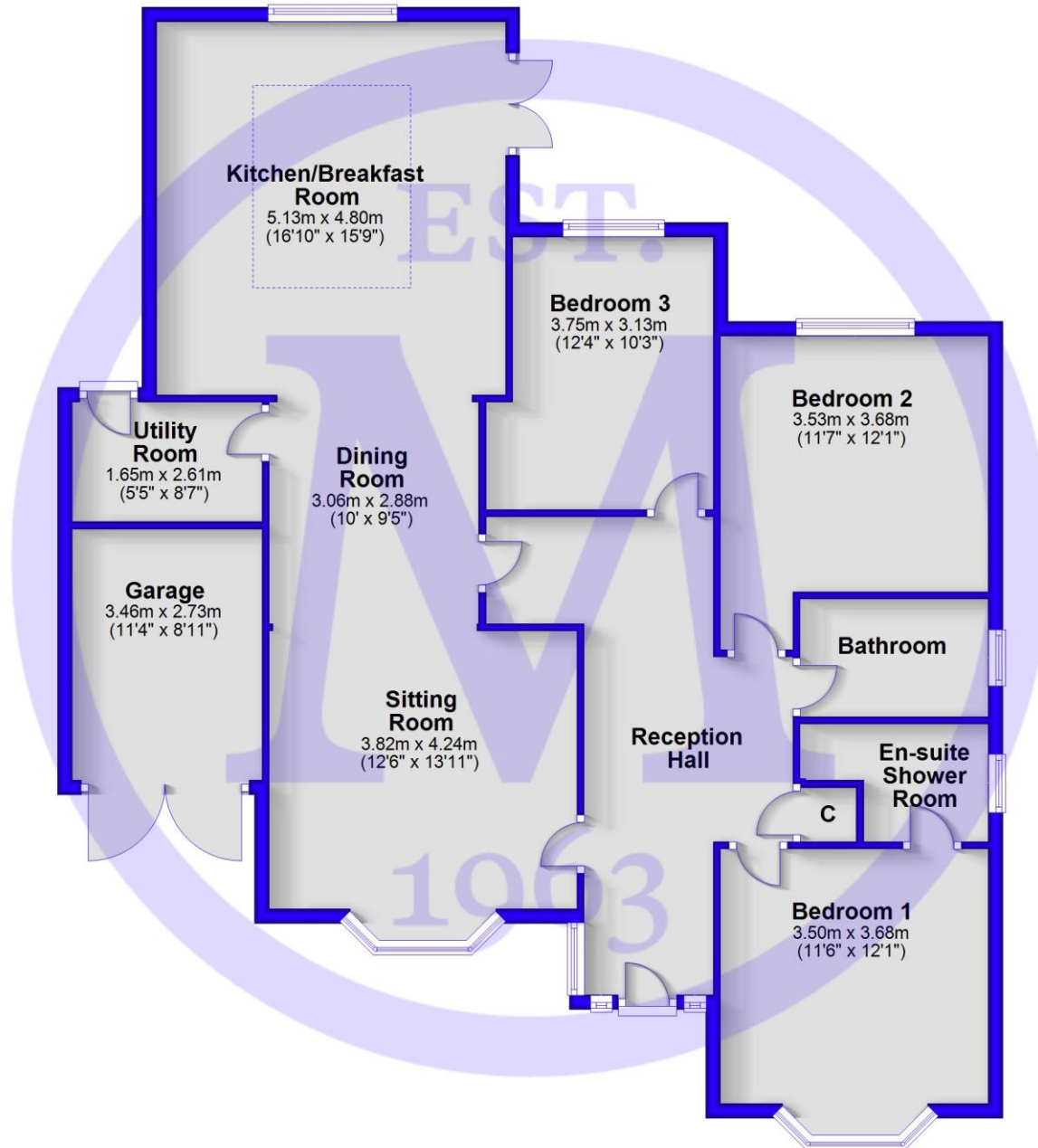
The rear garden has a good sized textured paved patio with the remainder laid to well kept lawn with mature and well stocked beds and borders, a timber garden chalet, a timber shed all enjoying a high degree of privacy.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: D

## Floor Plan

Approx. 131.2 sq. metres (1411.7 sq. feet)

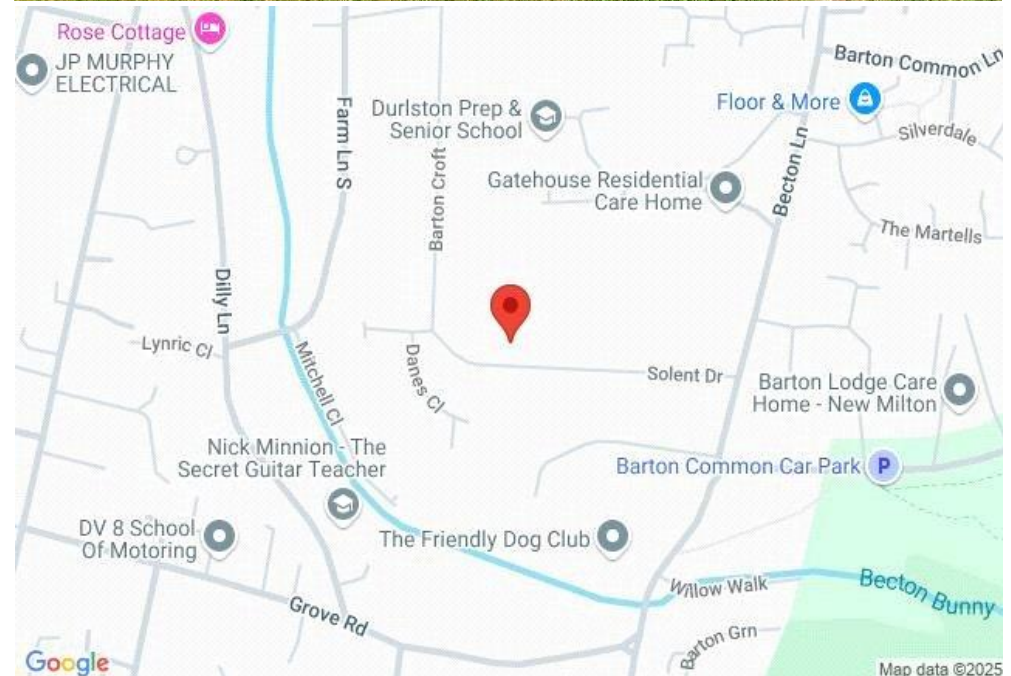


Total area: approx. 131.2 sq. metres (1411.7 sq. feet)



## 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.





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