



35 Sea Road, Barton On Sea, BH25 7NA

£529,950

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*35 Sea Road
Barton On Sea
New Milton
BH25 7NA*

A superb example of a two double bedroom detached bungalow which has been totally refurbished to an outstanding standard. The property comprises of a large open plan living/dining room, modern kitchen, luxury shower room, a larger than average garage and excellent off road parking. An internal inspection comes highly recommended to appreciate the high quality.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- Cloakroom
- Loft Room
- Off Road Parking
- Attached Garage



The Property

This property built originally in the 1960s to traditional standards has since been subject to an extensive refurbishment program in recent months.

The property has been developed to a high specification throughout.

Spacious entrance hall which is accessed by a UPVC double glazed front door and a Karndean flooring which continues through into the living area.

The particularly spacious lounge which is located to the front of the bungalow enjoys a double aspect. There is a featured decorative fire place with tiled backing and attractive timber surround.

The adjoining dining room, also with Karndean flooring, has a UPVC double glazed door leading to the rear garden.

The kitchen has been stylishly fitted with a dark kitchen and a contrasting timber worktop. There is a built in electric cooker with ceramic hob and space for washing machine and fridge freezer. There is a useful larder alcove which has been fitted with matching oak shelving. This room also has the Karndean flooring continuing in from the dining room.

There are two double bedrooms, bedroom one of particular good size with double aspect and attractive view over front garden. Bedroom two with the loft hatch and double cupboard housing brand new valent combi boiler.

The loft space is a great extra space, it has been fully bordered, there is Velux window and a substantial fold down timber ladder.

The shower room is simply stunning with a large double width walk in shower cubical and stylish part tiled walls. The fittings are Grohe with a low flush WC, a wall hung wash hand basin with central tap and herringbone tile effect flooring.

The separate WC also with wall hung basin, low flush WC, window and herringbone tile effect flooring.





Gardens & Grounds

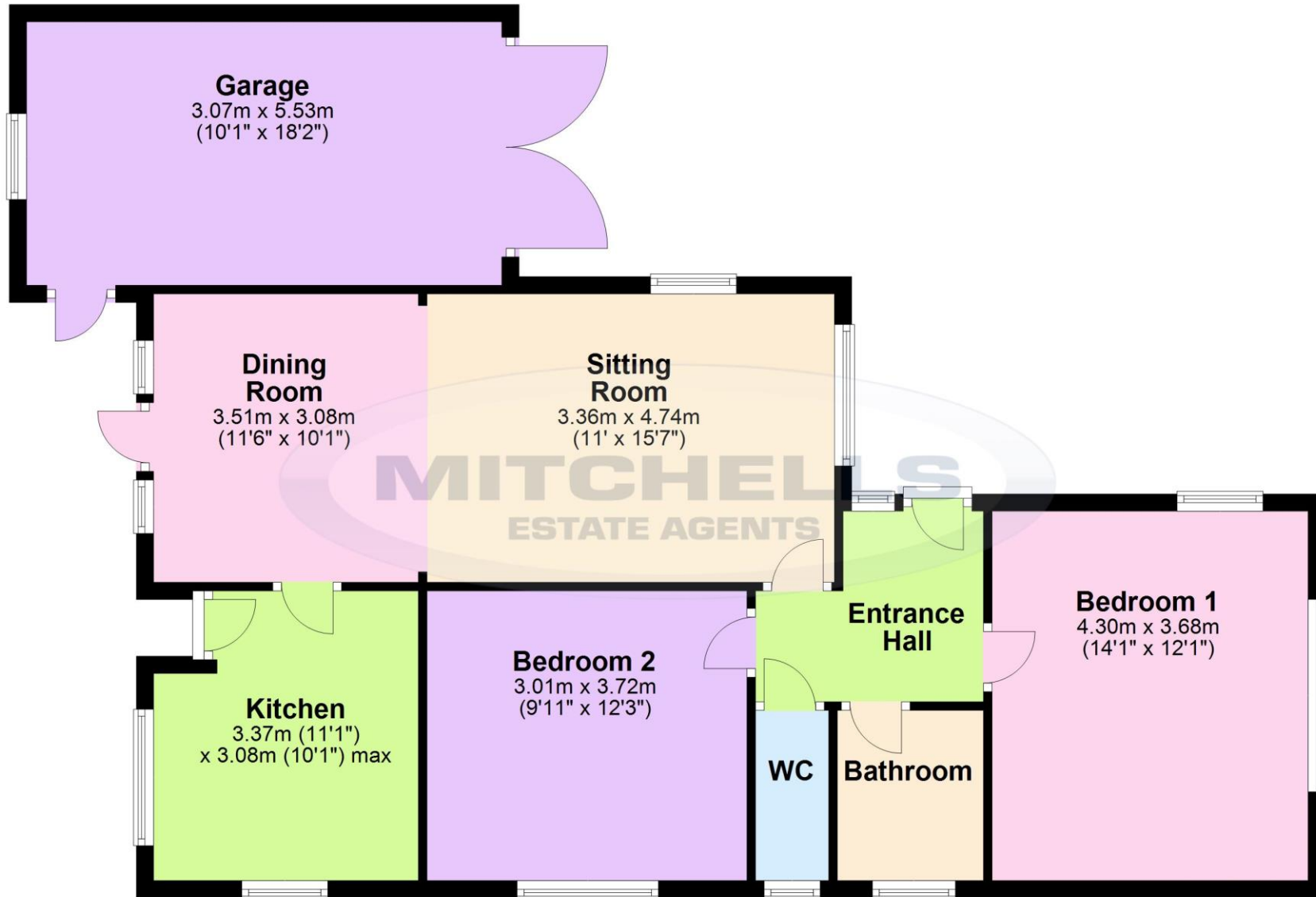
Both front and back gardens are of a particularly generous size and have been purposely left as a blank canvas for any potential buyer to landscape to their needs. The front garden has a wall separating it from the footpath with a large area of lawn and a driveway leading to the garage. The garage is wider than average with a newly fitted up and over door to the front and a personal door leading into the rear garden. There is also power. The rear garden is approximately 70ft deep and is mostly laid to lawn surrounded with timber fencing and a patio to the rear of the garden.

Services

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

Floor Plan

Approx. 93.5 sq. metres (1006.2 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.

35 Sea Road, Barton on Sea, New Milton

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 proceed along Old Milton Road, continue straight across the roundabout and upon reaching the T junction turn right onto Christchurch Road. After approximately half a mile turn left onto Sea Road where the property will be found half way along on the left-hand side.





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