



*14 Southern Lane, Barton On Sea, BH25 7JA*

*£625,000*

**Mitchells**  
1963 — TODAY







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

A great opportunity to purchase a fully refurbished and extended detached bungalow in this sought after position within Barton On Sea with the clifftop and beach within walking distance. The property offers a superb large kitchen/dining room, a luxurious fully tiled bathroom in addition to the en-suite shower room, fully landscaped gardens with a southerly aspect to the rear and no forward chain. The renovation works have been carried out to a high standard with particular features including Miele built in appliances in the kitchen, stone worktops and upstands, a roof lantern and bi-fold doors in the dining area providing an abundance of light, engineered oak flooring, a high quality patio to the rear and an internal inspection is strongly recommended to fully appreciate the quality on offer.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Off Road Parking
- Landscaped Gardens



## The Property

Spacious entrance hall with engineered oak flooring, a contemporary radiator and recess ceiling spotlights.

The sitting room enjoys an outlook to the front and has been hard wired for a wall mounted television and internet access.

A particular feature of the property is the stunning kitchen/dining room which has been fitted with a range of quality wall and base units with soft closing drawers and doors with stone worktops, upstands and breakfast bar. There is an excellent range of built in appliances comprising of a Miele electric oven, a microwave, a five burner gas hob and Elica extractor fan, a Hotpoint fridge and separate freezer, a new world slimline dishwasher and a wine cooler. This is a lovely bright room benefiting from a large roof lantern, bi-fold doors onto the south facing patio and a useful utility area with space for two appliances.

There are three good sized bedrooms with the master bedroom benefitting from twin casement doors onto the south facing patio and its own fully tiled en-suite shower room fitted with a high quality white suite.

The spacious main bathroom is fully tiled and fitted with a quality white suite comprising of a panel bath with a mixer tap and shower attachment over, a wash basin with storage beneath, a WC with concealed cistern and a separate shower cubicle.







## *Gardens & Grounds*

The gardens have been fully landscaped with the front garden having a good sized area of shingled off road parking and block paved pathways.

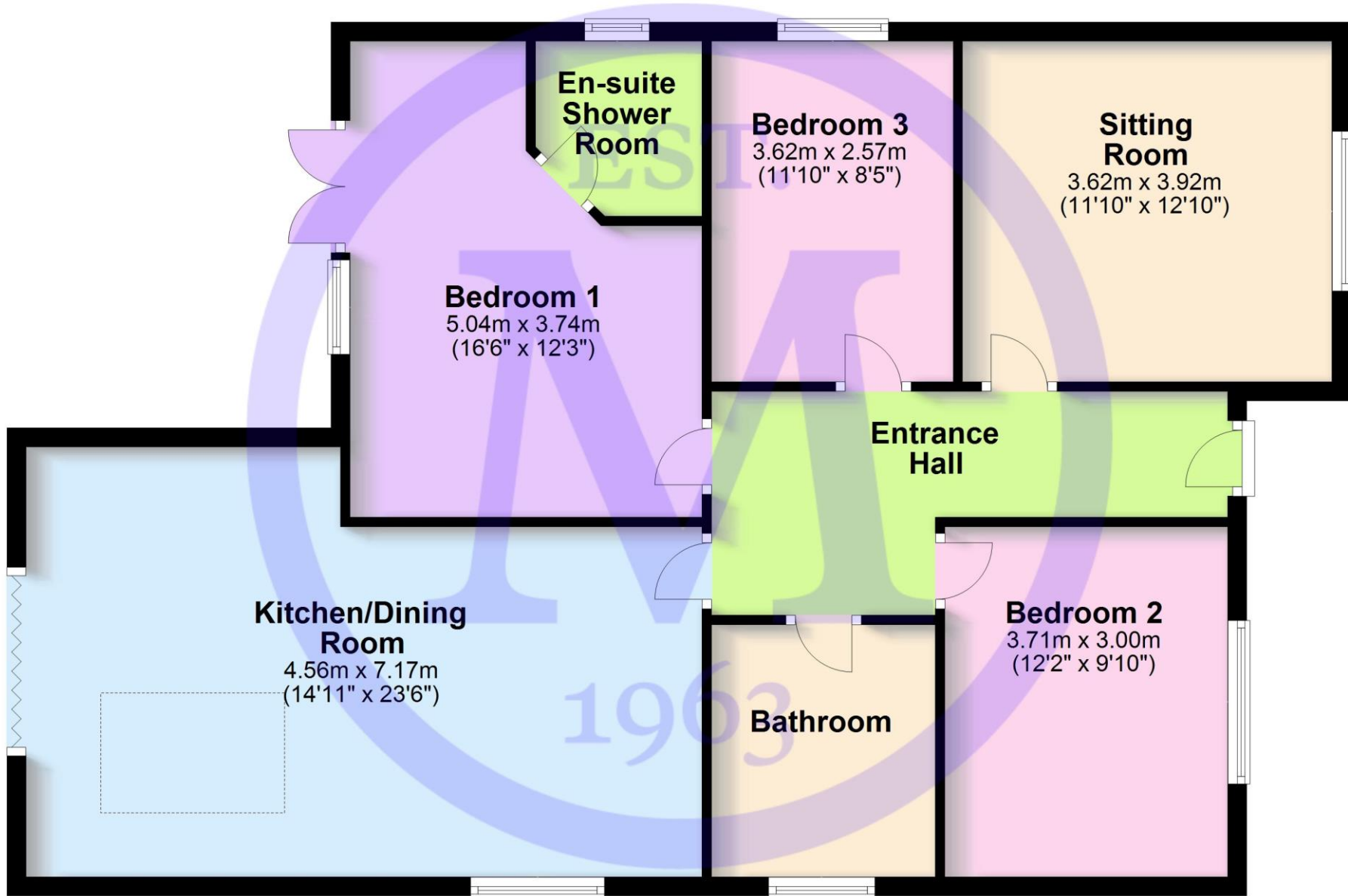
Adjoining the rear of the property is a good sized area of paved patio with timber edging with the remainder laid mainly to lawn with shrub borders, new timber fencing, outside power and a sunny southerly aspect.

## *Services*

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

# Ground Floor

Approx. 102.3 sq. metres (1100.7 sq. feet)



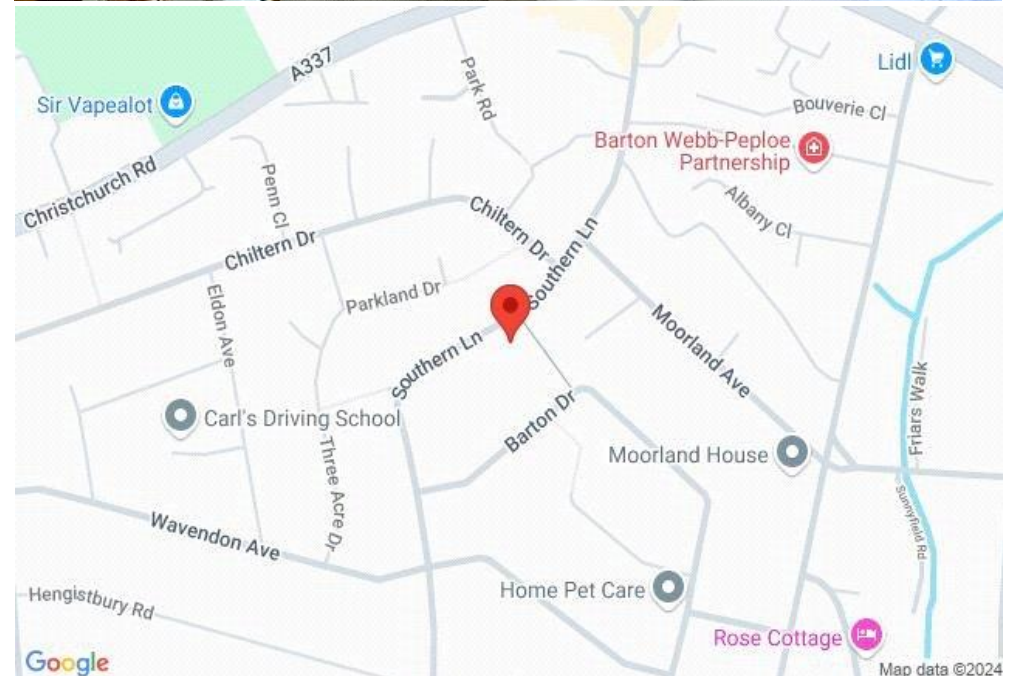
14 Southern Lane, Barton on Sea, New Milton

## 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. At the roundabout continue straight across and upon reaching the T junction turn right onto Christchurch Road. Take the first left into Southern Lane where the property will be found on the left hand side.







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