



*55 Barton Drive, Barton On Sea, BH25 7JH*

*£619,950*

**Mitchells**  
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*55 Barton Drive  
Barton On Sea  
New Milton  
BH25 7JH*

A detached three/four bedroom house occupying a prominent corner plot in a quiet residential road within easy walking distance of Barton On Sea clifftop. Features of the property include a generous open plan living/dining room, a modern kitchen, a separate utility room and a tastefully refitted bathroom. Outside the property has a private west facing garden and excellent off road parking along with a larger than average adjoining garage.

- Porch
- Entrance Hall
- Ground Floor Bedroom Four/Study
- Sitting Room
- Dining Area
- Kitchen
- Utility Room
- Ground Floor WC
- First Floor Landing
- Three First Floor Double Bedrooms
- Separate WC
- Bathroom



## The Property

Pitched roof porch to the front with tiled flooring and ample space for shoe storage.

Entrance hall with solid wood flooring, carpeted stairs leading to the first floor and understairs storage.

Bedroom four/study located to the front of the property with an outlook over the front garden.

The generous living/dining room is a bright room with a continuation of the solid wood flooring, a large picture window overlooking the front garden, a feature fireplace with a brick surround housing a Clearview log burner and the dining area has casement doors leading to the rear garden.

The kitchen has been tastefully refitted with a good range of matching wall and base storage units, tiled effect laminate flooring, marble worktops, integral double oven and space for dishwasher.

Separate utility room with matching storage cupboards to the kitchen, tiled flooring, marble worktop, plumbing for washing machine, a separate WC, built in storage cupboard and door leading to the rear garden.

First floor landing with access into roof space, double width airing cupboard housing the Worcester combi boiler and separate WC.

Three double bedrooms, bedrooms one and two both enjoy a dual aspect and the master bedroom overlooking the rear garden with a large range of custom built wardrobes and matching drawer units.

The bathroom has been recently refitted to a high standard with a large walk in shower cubicle with static glass screen, tiled flooring, partially tiled walls, wall hung wash hand basin with storage under, window and ladder towel rail.





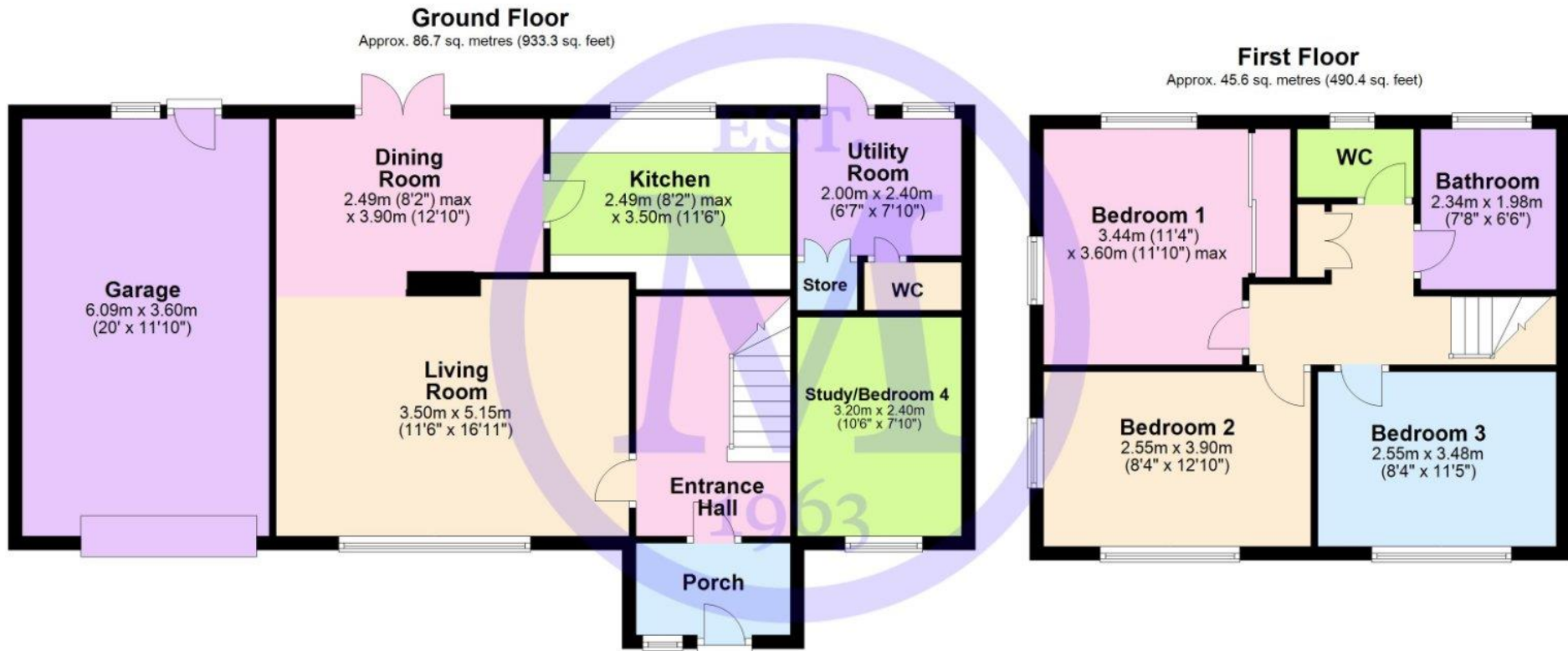
## *Gardens & Grounds*

To the front of the property is a large shingle driveway giving off road parking for five to six vehicles and would make ideal storage for boat or caravan, subject to any necessary permissions.

To the rear of the property is a sunny and secluded west facing garden with a pedestrian door into the garage, a brick built outbuilding which would make an ideal home office or hobbies room, a large area of lawn and a shingle patio area ideal for outside dining.

## *Services*

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



"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.

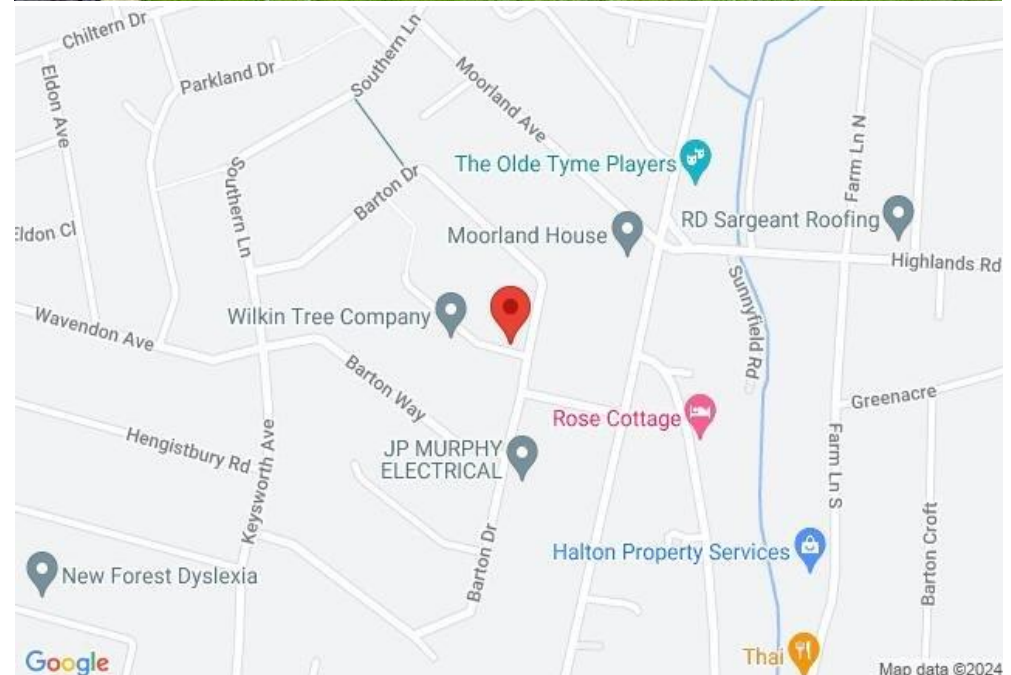
**55 Barton Drive, Barton on Sea**

## 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 turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road. Upon reaching the traffic lights proceed straight over into Barton Court Avenue. Take the fifth right into Barton Drive. Upon reaching the T junction turn right where the property will be seen on the left hand side.





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