



54 Hengistbury Road, Barton On Sea, BH25 7LU

£645,000

Mitchells
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*54 Hengistbury Road
Barton On Sea
New Milton
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BH25 7LU*

This highly deceptive four bedroom chalet bungalow is ideally situated on this lovely corner plot and within walking distance of Barton on Sea clifftop and beach. The property offers bright and spacious accommodation with features including a through lounge/dining room, two ground floor double bedrooms, a ground floor bathroom and a detached single garage.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Ground Floor Bathroom
- Two Ground Floor Bedrooms
- First Floor Landing
- Shower Room
- Two Double Bedrooms
- Driveway
- Garage
- Private & Secluded Gardens



The Property

Entrance hall with Amtico style flooring, double cloaks cupboard, central heating controls and recess ceiling spotlights

The kitchen is fitted with a range of gloss wall and base units with a contrasting timber effect worktop, stainless steel sink with mixer tap over and drainer, four burner electric hob with extractor fan over, eye level double oven, built in tall stand up fridge freezer, space and plumbing for a washing machine and dishwasher, breakfast bar and double glazed door leads out to the rear garden

The sitting/dining room is separated with an attractive archway with the sitting room having space for an L-shaped sofa, TV aerial point, UPVC window and double casement doors leading out to the patio and rear garden

The dining area has space for a six seater table and chairs, has a large UPVC window and stairs to first flooring landing

The ground floor shower room has been recently re-fitted and now comprises fully tiled walls, tiled flooring, white gloss units, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, walk-in double shower with chrome thermostatic shower attachments, chrome heated towel rail and two UPVC windows

The master bedroom is situated on the ground floor and has a fantastic range of built in wardrobes, has a bright double aspect with feature bay window to the front, ample space for double bed and bedside cabinets

Bedroom four is also situated on the ground floor and currently used as a home office, benefits from having a range of built in wardrobes and a bay window overlooking the garden

First floor landing with Velux window for light, hatch to roof space, airing cupboard with wall mounted Worcester combination boiler, slatted shelving for storage and additional space for Hoover, ironing board etc.

First floor shower room has a modern suite comprising a corner shower cubicle with thermostatic shower attachment, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, radiator and Velux window

Bedroom two has an attractive outlook over the rear garden has two useful eaves storage cupboards ample space for double bed and space for wardrobes

Bedroom three also currently used as a double bedroom with two eaves storage cupboards, UPVC window overlooking the secluded front garden and space for wardrobes





Gardens & Grounds

To the front of the property is a driveway giving access to the single garage with up and over door, pitched tiled roof, power and lighting. There are two areas of secluded garden both surrounded by high level hedging, the front garden laid mainly to lawn with raised, mature and colourful beds and has an easterly aspect.

The rear garden has a sunny westerly aspect, has been laid to shingle with artificial grass, has a pedestrian door through to the garage and a raised patio for entertaining. The property must be viewed to fully appreciate the accommodation on offer.

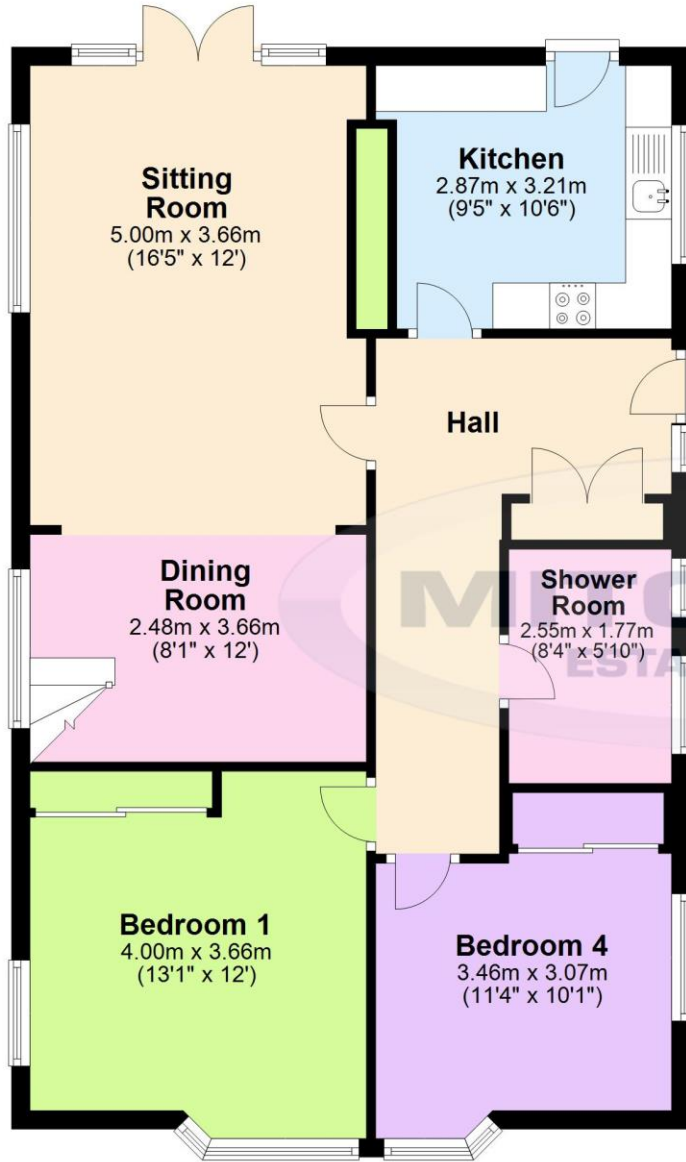


Services

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

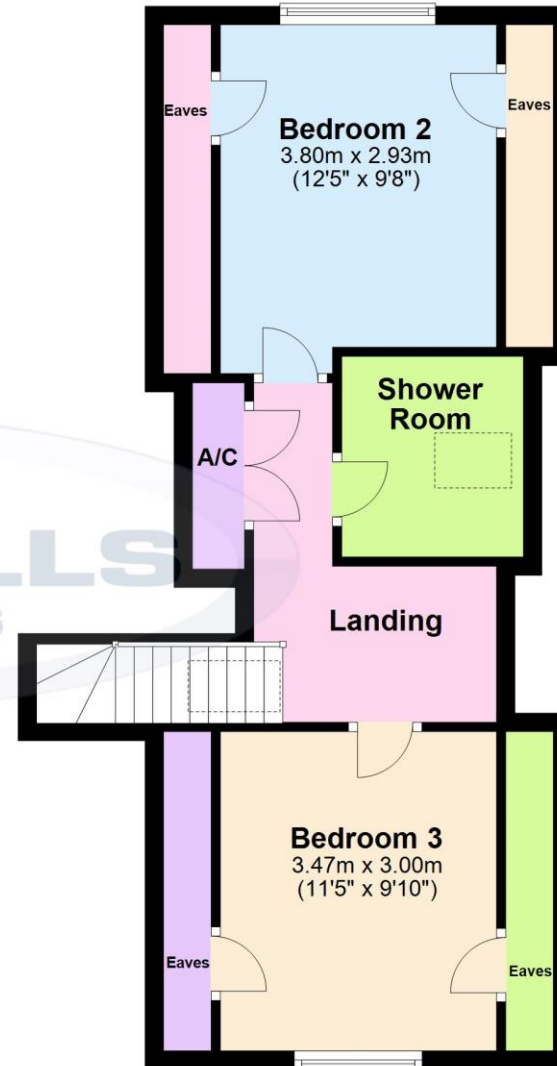
Ground Floor

Approx. 80.3 sq. metres (864.3 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.7 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.

54 Hengistbury Road, 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 proceed along Old Milton Road. At the roundabout continue straight ahead. Upon reaching the T-Junction turn right and immediately left into Southern Lane. Bear right and continue into Keyworth Avenue. Take the second turning right into Hengistbury Road where the property will be seen on the corner of Keyworth Avenue & Hengistbury Road.





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