



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

£550,000

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*19 Southern Lane  
Barton On Sea  
New Milton  
BH25 7JA*

This fantastic two double bedroom detached bungalow is ideally situated within walking distance of both Barton on Sea clifftop and beach and New Milton town centre. The property has been beautifully maintained and features include a spacious entrance hall, a modern kitchen, a conservatory, an L-shaped sitting/dining room, a master bedroom with en-suite and the property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Two Double Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Garage
- Driveway
- Secluded Rear Garden





## The Property

Entrance hall with laminate style flooring, airing cupboard, hatch to roof space with drop down ladder, cupboard housing gas meter, radiator and telephone point

The sitting/dining room is a particular feature of this property with a bright and airy triple aspect, carpeted flooring, TV aerial point, large picture window to the front, ample space for a three piece suite and a four to six seater table and chairs. The dining room opens through to the kitchen and double doors open through to the conservatory

The kitchen is fitted with a fantastic range of cream gloss wall and base units with a contrasting timber effect worktop and integrated appliances include an eye level oven, four burner electric hob with glass splash back and extractor fan over, tall stand up fridge freezer, dishwasher and utility cupboard with space and plumbing for a washing machine and tumble dryer and it also houses the electrical consumer unit, stainless steel one and a half bowl sink with mixer tap over and drainer, recess ceiling spotlights and a continuation of the laminate style flooring

The conservatory is constructed of UPVC panels, UPVC windows and a polycarbonate roof and it also benefits from built in blinds, carpeted flooring, a double radiator and double casement doors onto the patio and rear garden

The master bedroom has a bright and airy double aspect with two UPVC windows, ample space for double bed, bedside cabinets and wardrobes and also enjoys an en-suite shower room

The en-suite comprises of a WC, wash hand basin with mixer tap over and storage beneath, walk-in double shower with thermostatic shower attachment, part tiled walls, wall mounted mirror with built in lighting, extractor fan and UPVC window

Bedroom two is also a lovely size double with a view over the rear garden

The family bathroom is fitted with a modern suite comprising panel bath, tiled splash back, wash hand basin with mixer tap over and storage beneath, WC and chrome heated towel rail





## *Gardens & Grounds*

To the front of the property is a large tarmac driveway giving ample off-road parking for approximately four vehicles with the rest of the front laid to shingle with borders containing mature shrubs.

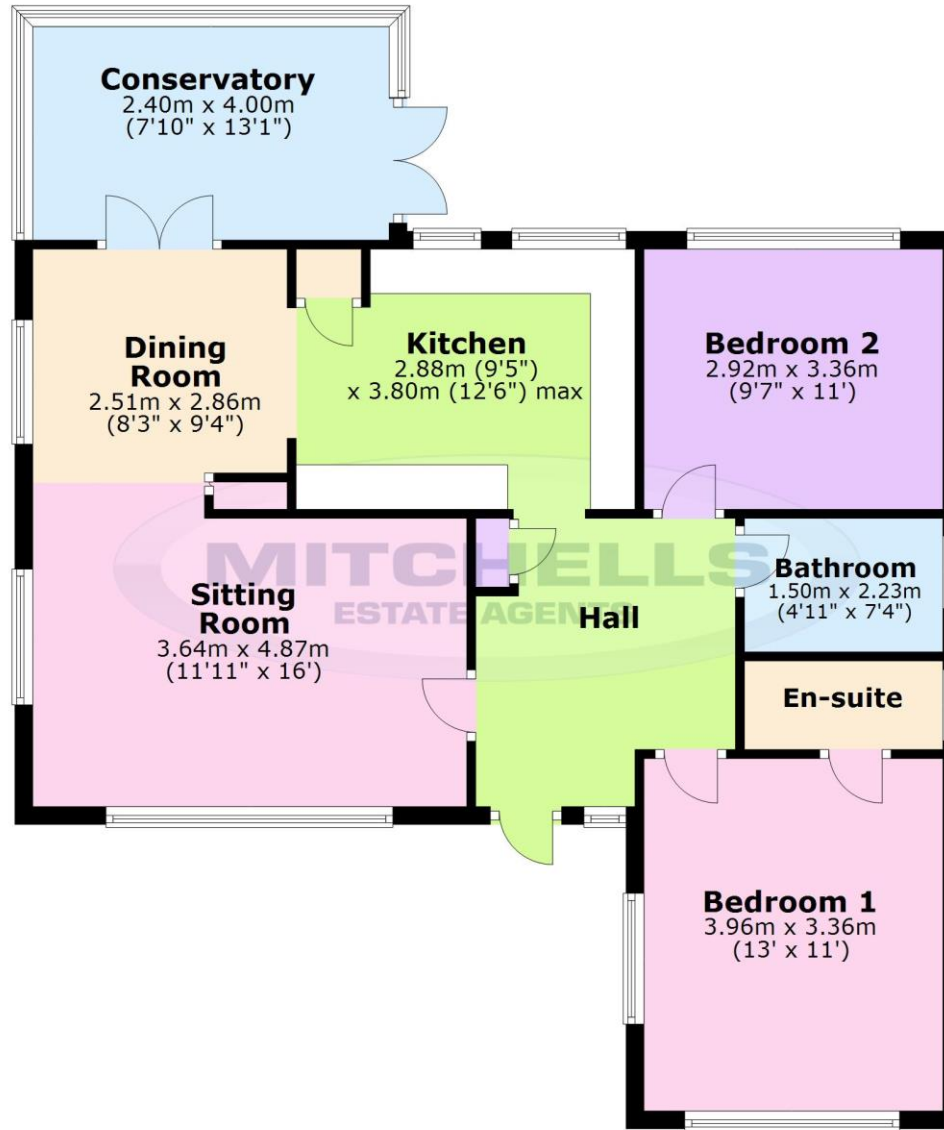
To the rear of the property the majority of the garden has been laid to patio for ease of maintenance with borders containing mature shrubs and plants. This is extremely private and gives access to the garage. The garage is brick built with a pitched tiled roof, up and over door to the front, a side window and door for access. It also has power and lighting

## *Services*

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

## Floor Plan

Approx. 83.0 sq. metres (893.0 sq. feet)



Total area: approx. 83.0 sq. metres (893.0 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.

**19 Southern Lane, 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 across. Upon reaching the T-junction turn right onto Christchurch Road and immediately left onto Southern Lane. Continue along Southern Lane and after a short distance the property will be seen on the right hand side.





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