



4 The Martells, Barton on Sea, BH25 7BG

£575,000

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*4 The Martells
Barton on Sea
New Milton
Hampshire
BH25 7BG*

This beautiful three double bedroom chalet style house is ideally situated approximately halfway from Barton on Sea clifftop and beach and New Milton town centre. The property has been updated in recent years and is now presented in outstanding condition throughout with features including a lovely open plan sitting/dining room, a stunning conservatory, high specification kitchen and bathrooms, an integral garage and a southwest facing garden.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Conservatory
- First Floor Landing
- Master Bedroom with En-Suite
- Two Further Double Bedrooms
- Family Shower Room
- Driveway
- Garage
- Southwest Facing Garden



The Property

Entrance hall with useful coat hooks, stairs to first floor landing, radiator, engineered wood flooring and central heating controls

The ground floor cloakroom has been beautifully maintained with modern suite comprising of WC, wash hand basin with mixer tap over and storage beneath, tiled splash back, tiled flooring and UPVC window

The high specification kitchen has a range of cream shaker style wall and base units with a contrasting granite worktop with granite upstand and splash back, one and a half bowl sink with mixer tap over, drainer and water softener, controls for the underfloor heating, tiled flooring, five burner gas Smeg hob with extractor fan over, cupboard housing the modern Worcester wall mounted boiler, eye level double Bosch oven, integrated fridge freezer, washing machine and dishwasher and UPVC door out to the rear garden

The sitting/dining room is a particularly bright and spacious room with ample space for three piece suite and six to eight seater table and chairs, TV aerial point, three radiators and sliding patio doors into the stunning conservatory

The conservatory has been recently fitted and is constructed with a dwarf cavity brick wall, UPVC windows and UPVC double glazed roof with electric heating, power and lighting and double casement doors onto the patio and rear garden. There is also ample space for a six seater table and chairs and an additional sofa

On the first floor landing is a hatch to roof space, radiator, UPVC window and storage cupboard

Bedroom one and two are both fantastic double bedrooms, both with a large range of built in storage and the master benefits from an en-suite shower room

The en-suite consists of a walk-in shower with folding glass shower door, thermostatic shower attachments, part tiled walls, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, heated towel rail, UPVC window and medicine cabinet

Bedroom three again is a lovely double, at present set up with a single bed and sofa, eaves storage cupboard and has an attractive outlook to the front of the property

The family shower room has been recently refitted with a luxury suite comprising of a wet room style shower with glass shower screen, thermostatic shower controls, rain shower head and additional hand held shower attachment, tiled floors, part tiled walls, heated towel rail, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern and UPVC window





Gardens & Grounds

To the front of the property is a block paved driveway, a large area of lawn with mature hedging and planting and an electric roller door gives access to the single garage with power and lighting.

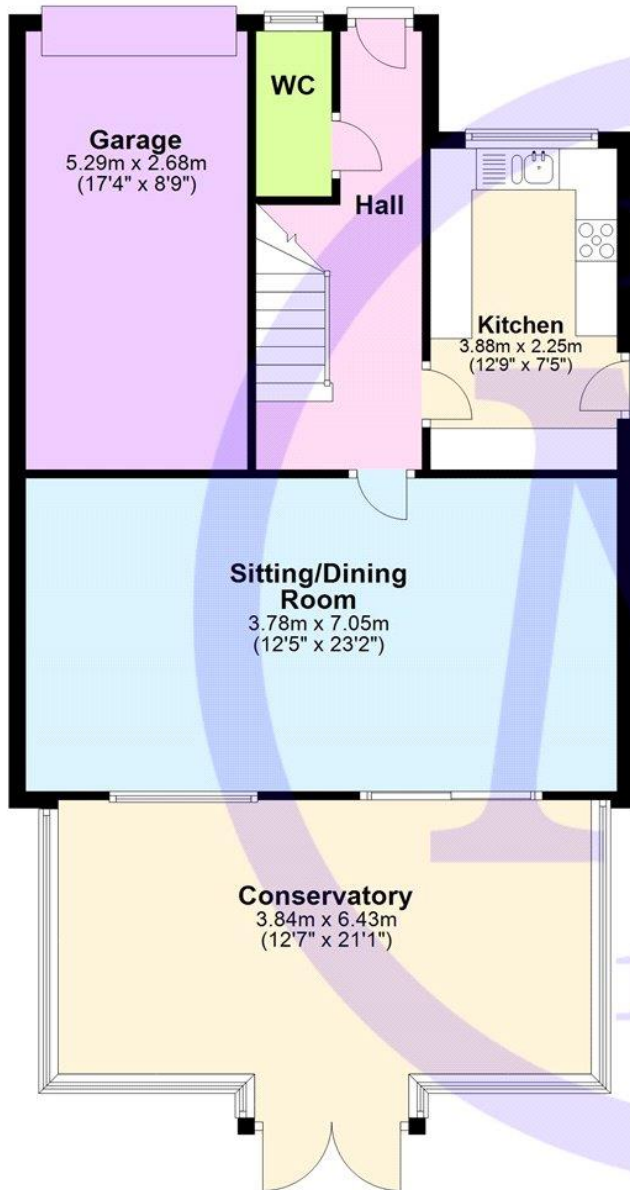
To the rear of the property is a fantastic south west facing garden which is extremely private and secluded, has high level fencing and shrubs adding to the privacy, a large area of patio with the rest of the garden laid to lawn with mature and colourful borders. To the side of the property is a storage shed and gate for access.

Services

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

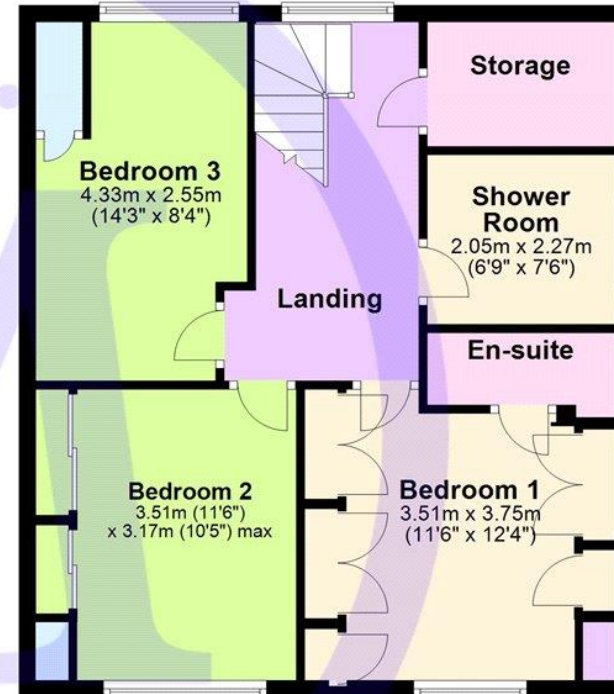
Ground Floor

Approx. 85.0 sq. metres (914.6 sq. feet)



First Floor

Approx. 55.7 sq. metres (599.1 sq. feet)



Total area: approx. 140.6 sq. metres (1513.7 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.

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, 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 down Station Road. At the roundabout, turn right onto Lymington Road and then second left into Becton Lane. After approximately half a mile turn left into Silverdale, immediately right into The Martells where number will be seen on your right hand side.





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