



Marine Cottage, Marine Drive East, Barton On Sea, BH25 7DU

£799,000

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*Marine Cottage
Marine Drive East
Barton On Sea
New Milton
BH25 7DU*

An individual and superbly positioned four/five bedroom detached chalet style property situated only a few steps from Barton On Sea clifftop and beach and with the views of the sea from the first floor. Other features of the property include a good sized private garden to the rear, a UPVC double glazed conservatory, a large sitting/dining room, two bath/shower rooms, spacious room sizes and an internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Ground Floor Bedrooms
- Ground Floor Bathroom
- Two First Floor Bedrooms
- Ensuite Shower Room
- Detached Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with an attractive timber staircase to the first floor and useful understairs storage.

Lovely triple aspect sitting/dining room with a feature UPVC double glazed bay window to the southerly aspect, a handsome brick fireplace with a timber mantle, a tiled hearth and an inset open fire and twin UPVC double glazed casement doors onto the good sized conservatory with a low level cavity brick base, UPVC double glazed windows and a pitched polycarbonate roof along with tiled flooring, a lovely outlook over the rear garden and twin casement doors onto the decking.

Kitchen fitted with a range of white coloured wall and base units with a contrasting timber effect worktop and an inset one and a half bowl sink unit with a mixer tap over, integrated electric oven, gas hob and extractor, pull out ironing board, further pull out worktop, part tiled walls, recess ceiling spotlights, under cupboard lighting, integrated fridge and dishwasher, UPVC double glazed basement door onto the decking and a lovely outlook over the rear garden.

Three good sized ground floor bedrooms all with built in wardrobes.

Ground floor bathroom fitted with a modern white suite comprising a Jacuzzi bath with a mixer tap and a shower attachment over, wash basin with storage beneath and to the sides, separate corner shower cubicle, WC, ladder style heated towel rail and an extractor fan.

First floor home office/bedroom five benefitting from a double aspect and enjoying southerly views with the sea in the distance.

Excellent first floor bedroom suite with a double aspect, far reaching sea views and a fully tiled ensuite shower room fitted with a white suite.





Gardens & Grounds

The property sits on a good sized private plot with a block paved driveway providing off road parking for three vehicles and is accessed via a five bar gate. Detached garage with pitched roof and up and over doors. The remainder of the front garden is laid mainly to lawn with mature hedging.

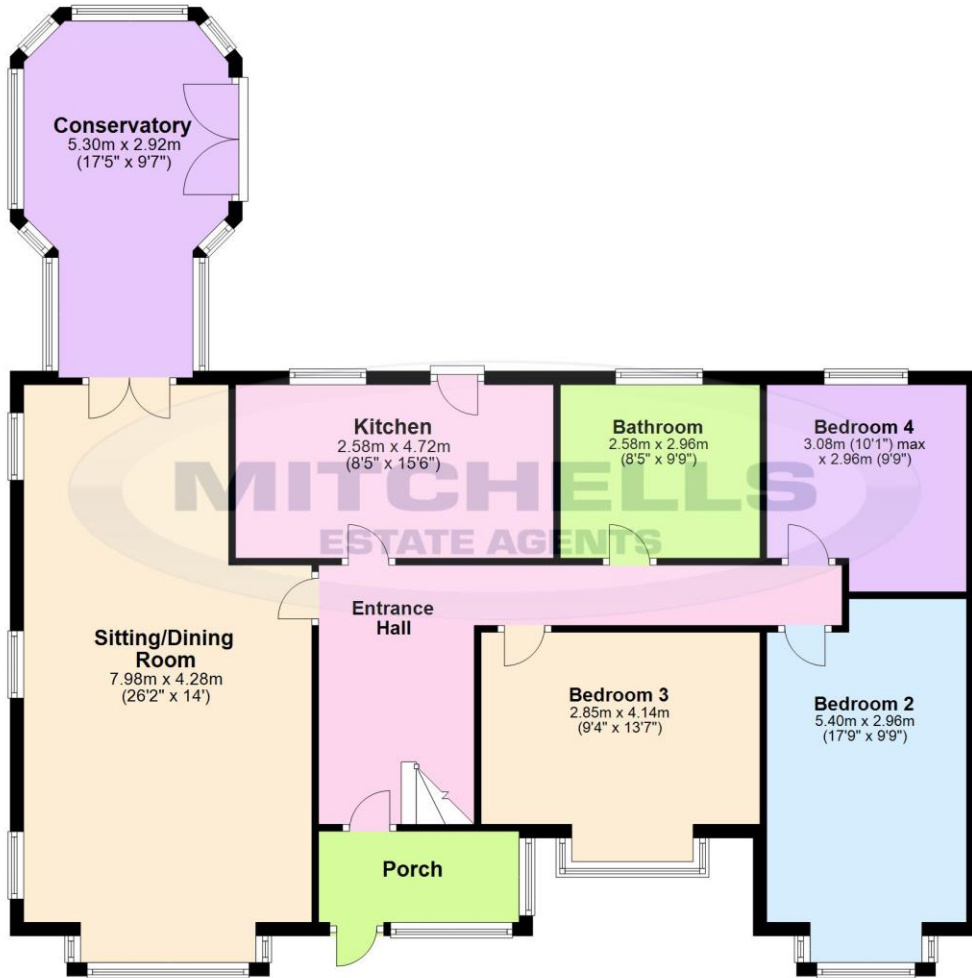
Adjoining the rear of the property is a good sized area of raised timber decking with the remainder of the garden laid mainly to lawn with mature trees providing a good of privacy.

Services

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

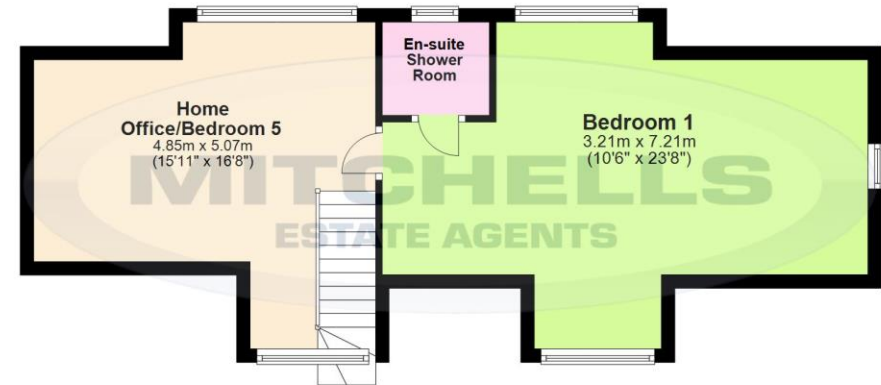
Ground Floor

Approx. 123.0 sq. metres (1324.2 sq. feet)



First Floor

Approx. 46.9 sq. metres (504.8 sq. feet)



Total area: approx. 169.9 sq. metres (1829.0 sq. feet)

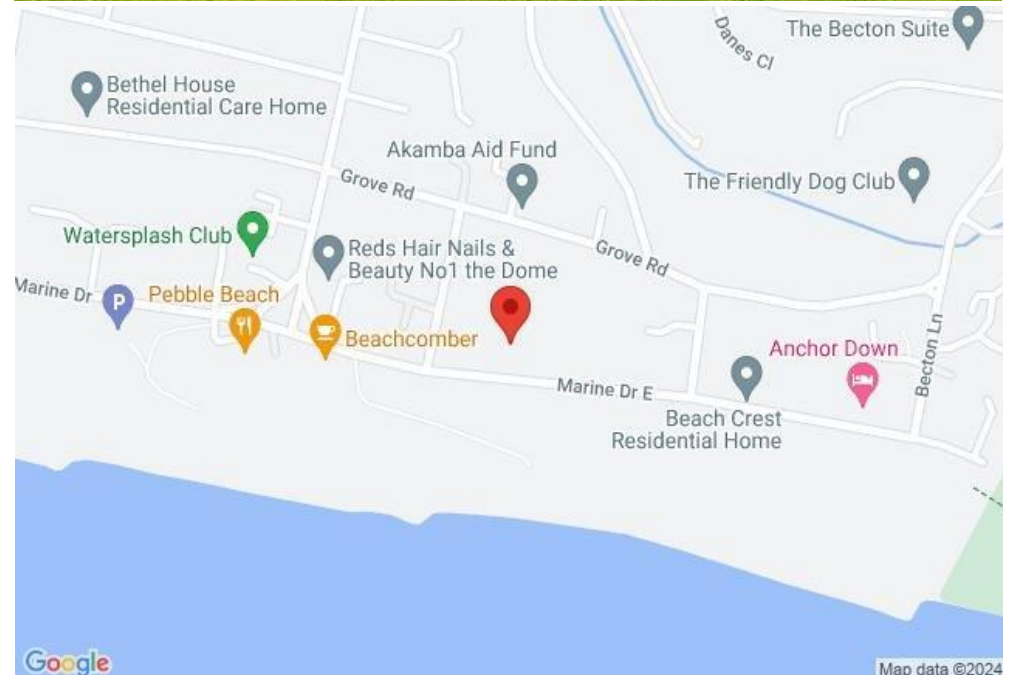
'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'
Plan produced using PlanUp.

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 turning tight into Barton Court Road. At the crossroads continue across into Barton Court Avenue. At the end bear left into Marine Drive East where Marine Cottage will be found on your left hand side.





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