



14 Arnolds Close, Barton On Sea, BH25 7JW

£475,000

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*14 Arnolds Close
Barton On Sea
New Milton
BH25 7JW*

This highly deceptive two bedroom two reception room detached bungalow is ideally situated at the head of a quiet cul de sac and walking distance of Barton On Sea cliff top and beach. The property offers versatile accommodation with features including a modern kitchen, a modern shower room, a large conservatory, a master bedroom with ensuite cloakroom, an in out driveway and a private and secluded garden.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen Breakfast Room
- Conservatory
- Study Or Additional Playroom/Snug
- Two Double Bedrooms
- Ensuite Cloakroom
- Shower Room
- Garage/Workshop
- In Out Driveway
- Summer House



The Property

Entrance porch with UPVC windows, laminate style flooring, blinds and lighting.

The entrance hall is particularly spacious with a continuation of the laminate style flooring, cupboard housing the electric consumer unit, electric meter and gas meter, airing cupboard, central heating controls and hatch to roof space with timber loft ladder for access. The loft is currently floored with carpet and eaves storage cupboards, wall mounted modern valiant boiler and could be used as a hobbies room or occasional bedroom with necessary permissions.

The sitting room is a lovely square shape with a radiator, TV aerial point, carpeted flooring, ample space for three piece suite, feature inset electric fire and double casement doors leading through to the conservatory.

The kitchen breakfast room is fitted with a fantastic range of cream and timber effect wall and base units with a contrasting granite effect worktop and tiled flooring. Integrated appliances include an AEG induction hob, a one and half bowl sink with mixer tap over, a Bosch double oven with warming drawer, a breakfast bar, a fridge freezer, two large UPVC windows making the room extremely bright and airy and UPVC door through to the conservatory.

The shower room has been recently refitted and now comprises of tiled flooring, fully tiled walls and modern suite comprising of a corner shower cubicle with chrome thermostatic shower attachments, UPVC window, wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, WC with hidden cistern, wall mounted mirror and heated towel rail.

There are two generous double bedrooms with master benefiting from built in wardrobes and ensuite cloakroom. There is ample space for a double bed, bedside cabinets and UPVC window giving an outlook to the front. Bedroom two is also a great double with plenty of space for built in wardrobes, feature inset living flame gas fire and doorway through to the office/playroom.

The ensuite cloakroom comprises of a WC, corner wash hand basin cubicle, mirror fronted medicine cabinet, carpeted flooring, fully tiled walls and extractor fan.

The playroom is constructed of dwarf cavity brick walls, UPVC window, UPVC double glazed roof and has power and lighting.

To the rear of the property, there is a modern large conservatory stretching across the whole width of the property, it is constructed of a dwarf cavity brick wall, UPVC windows, double casement doors onto the garden, plus a single glazed door giving access towards the garage, tiled flooring, three double radiators, polycarbonate roof, TV aerial point, power and lighting and enjoys a fantastic view over the beautifully landscaped rear garden.





Gardens & Grounds

To the front of the property is a tarmac in out driveway giving ample off road parking for approximately four to five vehicles.

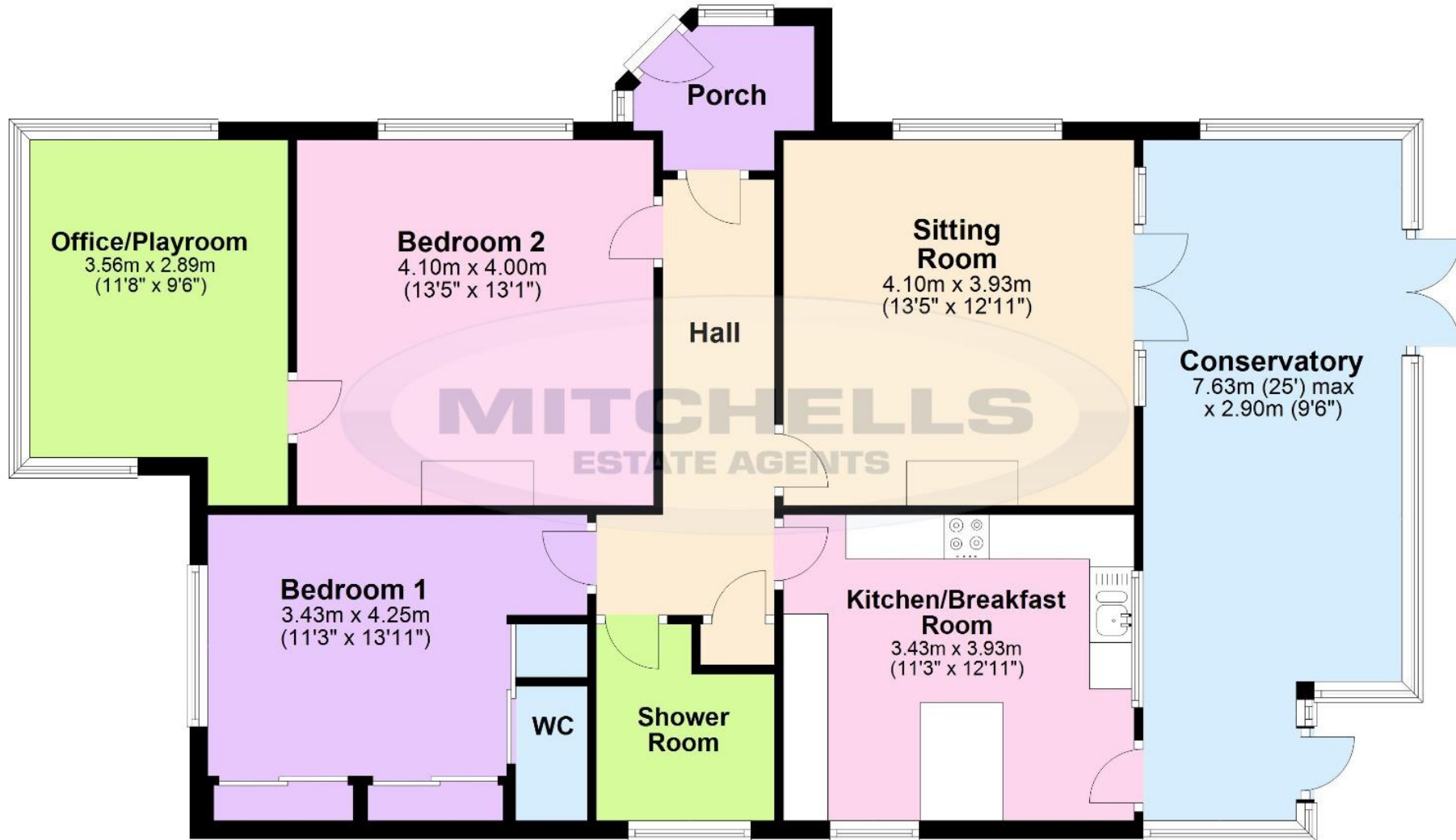
To the rear of the property is a garage which has now been converted into a workshop, large patio area, lawn laid to artificial grass, a further area of raised block paving, storage shed, summer house, greenhouse and border containing mature shrubs and laid to shingle for ease of maintenance.

Services

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

Floor Plan

Approx. 109.7 sq. metres (1180.7 sq. feet)



Total area: approx. 109.7 sq. metres (1180.7 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, 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 down Station Road. Take the second turning right into Barton Court Road. At the end continue straight across into Barton Court Avenue. Take the fifth turning right into Barton Drive. At the end bear left. Take the second right into Arnolds Close where the property will be seen at the end on the right hand side.





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