



*Lodge 1, Alderney Park, Barton On Sea, BH25 5PN*

*£249,950*

**Mitchells**  
1963 — TODAY



*Lodge 1*  
*Alderney Park*  
*Barton On Sea*  
*New Milton*  
*BH25 5PN*

Mitchells are excited to announce the release of this bespoke, private park with only ten brand new luxury lodges sited in a gated area on the outskirts of Barton on Sea. The development has been finished to an extremely high standard with holiday homes finished to a residential BS3632 specification. They all have generous private outdoor areas, parking, gas central heating and stunning views over open farmland. Features of these beautiful properties include open plan and fully fitted kitchen/family areas, master bedroom with luxury en-suite. The Omar Alderney holiday homes measure 40 x 20 and is a short walk of Barton on Sea beach and Barton on Sea Golf Club and must be viewed to be fully appreciated. Part Exchange May Be Considered. High quality six person hot tubs available for the first three lodges sold! Fantastic investment opportunity - call for details!

- Open Plan Kitchen/Living Area
- Master Bedroom with En-Suite
- Twin Second Bedroom
- 365 Days A Year Occupation
- Luxury Bathroom
- Large Decking Area
- Parking
- Fantastic Views
- 30 + Year License
- Ground Rent: £6,000 p.a



## The Property

The open plan living area is a particular feature of this property with ample space for three piece suite, dining table and chairs and a luxury high specification kitchen fitted with integrated appliances including a tall stand up fridge freezer, dishwasher, washer/dryer, eye level oven, five burner gas hob with extractor fan over, tiled splash back, central island with breakfast bar and additional storage.

There is a doorway leading through to the internal hallway which leads to all bedrooms and bathroom

The luxury fully fitted bathroom has part tiled walls, wash hand basin with storage beneath and mixer tap over, WC, panel bath with mixer tap over and chrome shower attachment, folding glass shower screen, heated towel rail, storage and UPVC window

Bedroom two, a fantastic twin, with built in wardrobes and large UPVC windows giving a bright and sunny aspect

Master bedroom with fitted double bed, built in wardrobes and access through to a luxury en-suite shower room

The en-suite comprises of a large double walk-in shower with sliding glass shower screen, thermostatic shower attachment, wash hand basin with mixer tap over and storage beneath, WC, heated towel rail, UPVC window and part tiled walls





## *Gardens & Grounds*

To the outside is a large 4m long decking area with fantastic uninterrupted views over open farmland, an ideal spot for outside dining. The property also comes with a parking space and beautifully landscaped grounds.

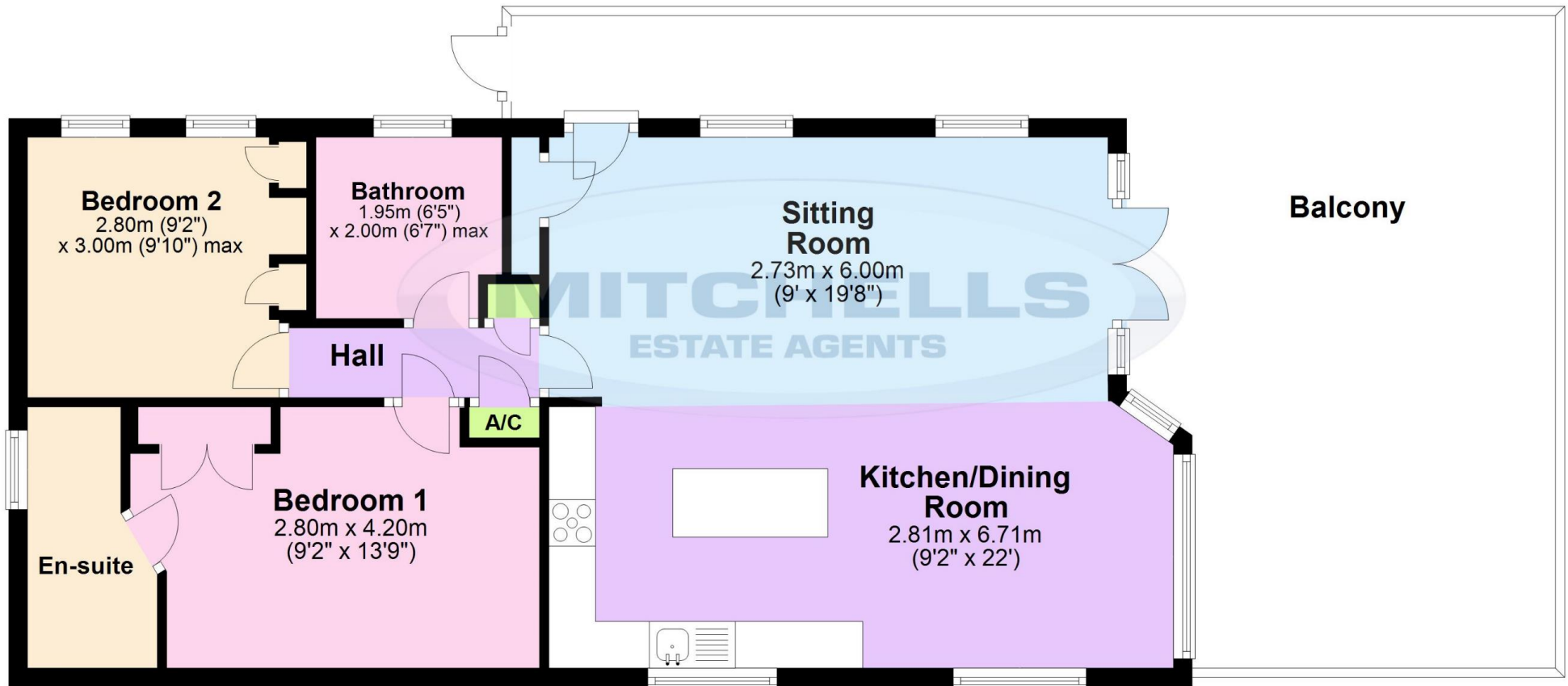
The term for the lodges can be extended to 40 years, or longer by negotiation & part exchanges are welcome.

## *Services*

- Mains gas, electric, drainage and water

## Floor Plan

Approx. 68.0 sq. metres (731.9 sq. feet)



Total area: approx. 68.0 sq. metres (731.9 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. At the roundabout continue straight across into Milford Road. Continue for approximately half a mile where Alderney Park will be seen on your left hand side.





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