



19 Park Road, Barton on Sea, BH25 6QE

£465,000

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*19 Park Road
Barton on Sea
New Milton
Hampshire
BH25 6QE*

This beautifully presented two/three bedroom semi-detached house is situated just a short walk of the local shops and schools, and walking distance of Barton on Sea clifftop and beach. The property has been maintained to the highest standard with features including a ground floor shower room, a modern kitchen, a spacious dining room or ground floor bedroom, if required, a modern conservatory and stunning landscaped garden.

- Entrance Hall
- Shower Room
- Sitting Room
- Kitchen
- Dining Room/Third Bedroom
- Conservatory
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- Garage
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with a useful storage cupboard with coat hooks, electrical consumer unit and radiator.

The ground floor shower room is fitted with a white suite comprising a pedestal wash hand basin with mixer tap over, WC, walk in shower with sliding glass shower doors and electric Mira shower attachment, a UPVC window and extractor fan.

The sitting room is situated at the front of the property with an attractive bay window, TV aerial point, feature fireplace with inset living flame gas fire and timber surround, stairs to first floor landing and an understairs storage cupboard.

The kitchen is fitted with a range of cream gloss wall and base units with a contrasting timber effect worktop, lino flooring, glass splashback and integrated appliances include a four burner gas hob with extractor fan over, undercounter oven, stainless steel one and a half bowl sink with mixer tap over and drainer, dishwasher, space and plumbing for a tall stand up fridge/freezer, wall mounted gas fired boiler and a UPVC door leading out to the patio and rear garden.

The dining room/ground floor bedroom three is a fantastic size with double casement doors leading into the conservatory.

The conservatory has been recently constructed of floor to ceiling UPVC double glazed windows, a double glazed roof, tile effect flooring, a double radiator, sliding patio doors lead out to the patio and rear garden and there is access through to the garage.

On the first floor landing is a hatch to the loft space and airing cupboard housing the hot water cylinder with slated shelves for storage.

The two bedrooms are both generous doubles with bedroom two enjoying a selection of built in wardrobes.

Family bathroom with a white suite comprising a panel bath with independent shower and folding glass shower screen, pedestal wash hand basin, WC, part tiled walls, wall mounted mirror and mirror fronted medicine cabinet.





Gardens & Grounds

To the front of the property is a beautifully maintained garden with picket fence and the majority of the garden has been laid to lawn with colourful and mature borders.

A block paviour driveway gives access to the single garage with up and over door, power, lighting, a high vaulted ceiling giving potential for a mezzanine level for additional storage and space and plumbing for a washing machine and tumble dryer.

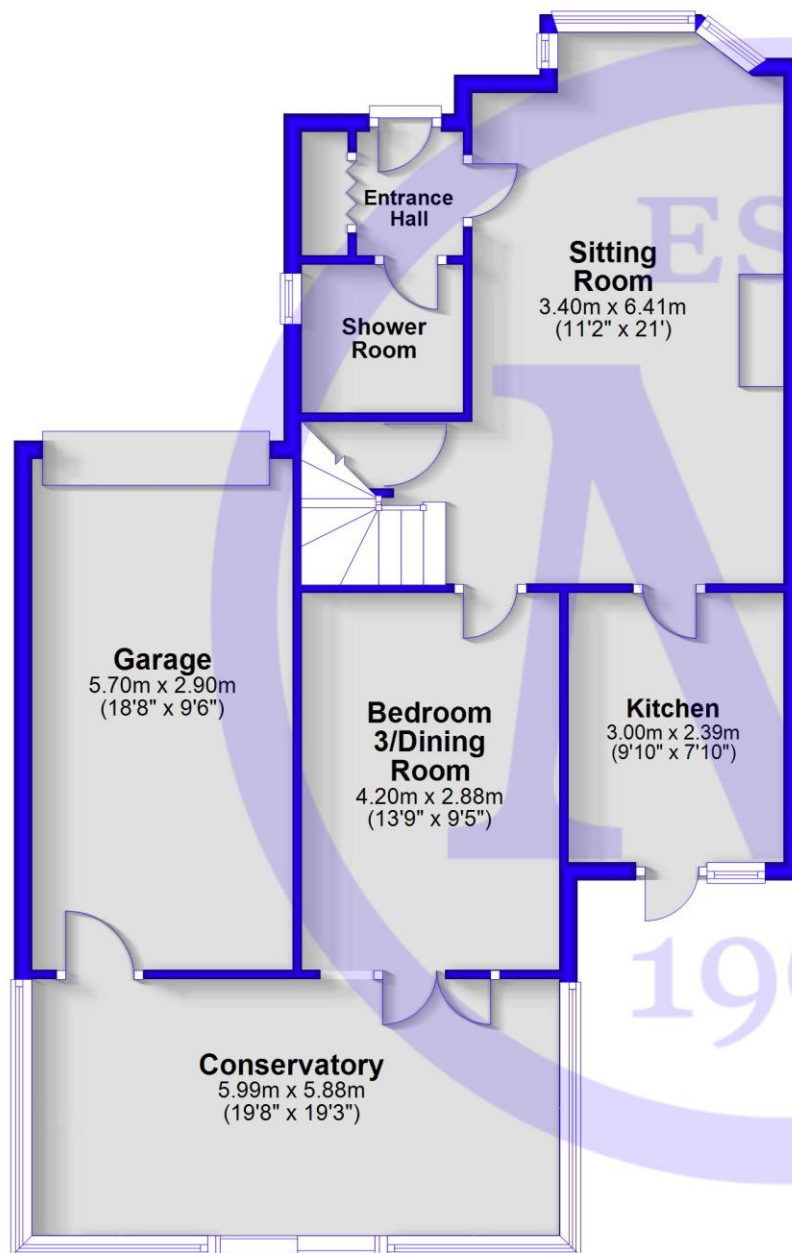
The rear garden is a particularly feature of this property with a bright sunny westerly aspect, a large area of lawn, a generous patio area, mature and colourful borders, a greenhouse and gives potential for additional parking or extensions, subject to any necessary permissions.

Services

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

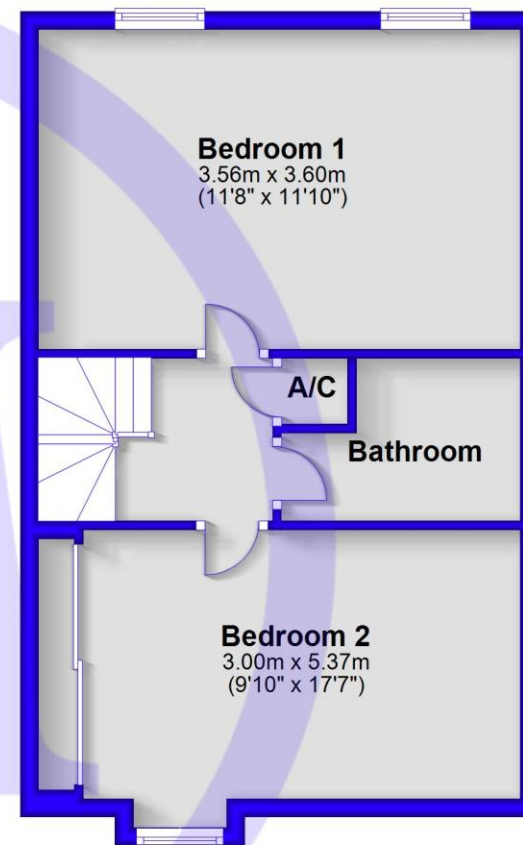
Ground Floor

Approx. 82.0 sq. metres (883.1 sq. feet)



First Floor

Approx. 46.4 sq. metres (499.1 sq. feet)



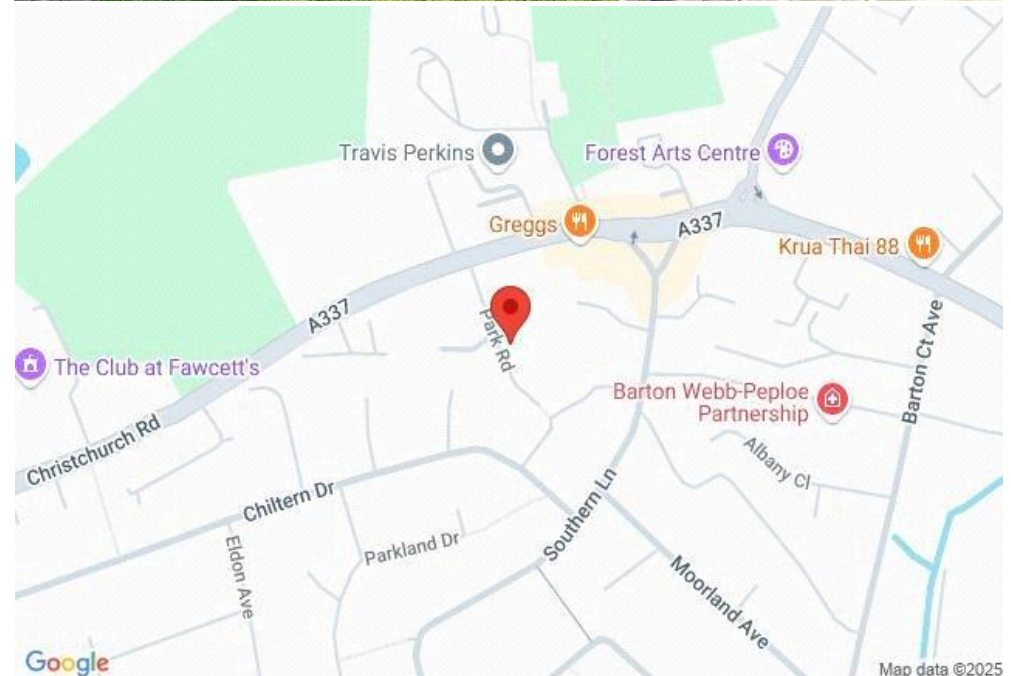
Total area: approx. 128.4 sq. metres (1382.1 sq. feet)

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 proceed across continuing on Old Milton Road. At the T-junction turn right onto Christchurch Road. After a short distance turn left into the service road, immediately left into Park Road where the property will be found after a short distance on the right hand side.





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