



28 Three Acre Drive, Barton on Sea, BH25 7LQ

£465,000

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*28 Three Acre Drive
Barton on Sea
New Milton
Hampshire
BH25 7LQ*

An attractive, two double bedroom detached bungalow situated in a quiet residential area in the sought after location of Barton on Sea. The property is well presented throughout and features a UPVC double glazed conservatory, a garage, private gardens, a good sized kitchen/breakfast room, an en-suite cloakroom, and a lovely double aspect sitting room. It is also within walking distance of the Barton on Sea clifftop and beach.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- Shower Room
- En-Suite Cloakroom
- Off Road Parking
- 26ft Garage
- Landscaped Gardens



The Property

A useful UPVC double glazed entrance porch with tiled flooring.

The entrance hall with a hatch to the roof space.

A lovely double aspect sitting room offers a pleasant open outlook and features a Purbeck stone fireplace with an inset living flame gas fire.

The impressive double aspect kitchen/dining room is fitted with a range of modern timber effect wall and base units, contrasting dark worktops and an inset one and a half bowl sink unit with mixer tap. Additional features include a wall mounted Potterton gas fired combi boiler and spaces for a cooker, tall fridge/freezer, washing machine, and dishwasher. The room enjoys a lovely outlook over the rear garden, ample space for a dining table, attractive timber effect flooring, part tiled walls, and twin UPVC double glazed casement doors opening onto the patio and garden.

There are two double bedrooms, both with built-in wardrobes. The master bedroom benefits from an en-suite cloakroom fitted with a modern white suite.

A large, fully tiled shower room with a white suite comprising a corner shower cubicle with thermostatic control shower, wash basin, WC, and heated towel rail.

Presented in excellent decorative order throughout.

Internal viewing is strongly recommended.





Gardens & Grounds

The property sits on a prominent and well-maintained corner plot, with the front and side gardens laid mainly to neatly kept lawn, with colourful flower and shrub borders.

The rear garden has been designed for ease of maintenance, with a generous Indian sandstone patio area, with the remainder laid mainly to shingle and enhanced by well-stocked, colourful beds and borders. A timber gate provides side access.

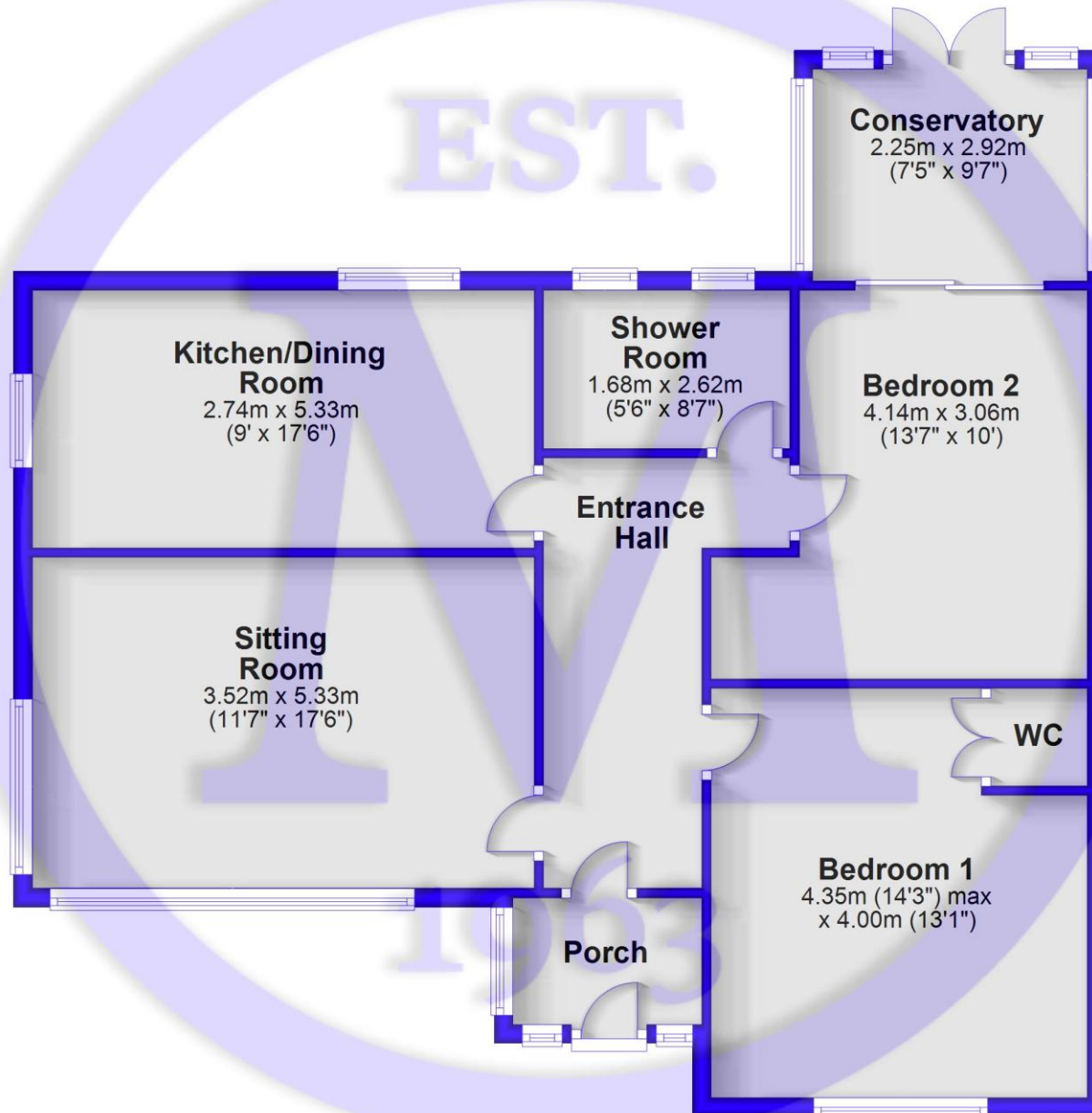
The garage, measuring approximately 8.05m x 2.73m, adjoins the rear garden and benefits from an electric door, power, and lighting. A driveway to the front of the garage offers additional off road parking.

Services

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

Floor Plan

Approx. 90.2 sq. metres (971.2 sq. feet)



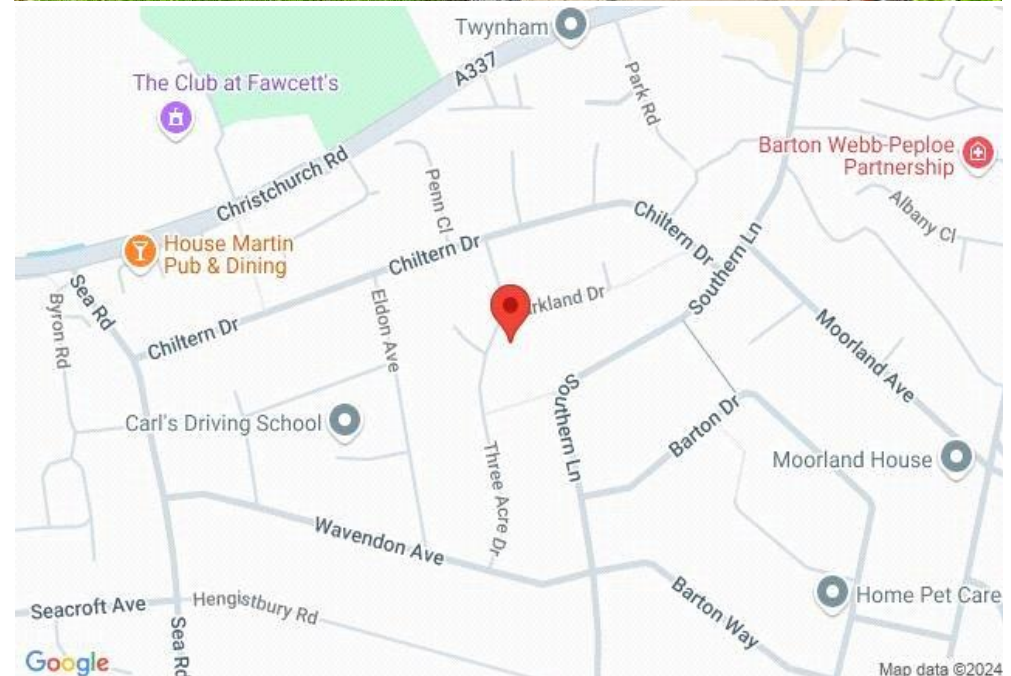
Total area: approx. 90.2 sq. metres (971.2 sq. feet)

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, 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, continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road, then take the first turning on the left into Southern Lane. Take the first right into Chiltern Drive, followed by the first left into Three Acre Drive, where the property will be found on the left hand side.





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