



*56 Chiltern Drive, Barton on Sea, BH25 7LB*

*£465,000*

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*56 Chiltern Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LB*

An attractive two double bedroom, two reception room detached bungalow with the benefit of a private south facing garden. The property is offered with no forward chain, and other features include a modern kitchen, a large conservatory, good off road parking, and it is within walking distance of the beautiful Barton on Sea clifftop, beach, and local store.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Two Bedrooms
- Shower Room
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door, a double storage cupboard, and a trap to the roof space.

Lovely double aspect sitting room with a feature stone fireplace housing an inset living flame gas fire, and an outlook over the rear garden.

Separate dining room with an outlook to the front.

Large conservatory with tiled flooring, casement doors onto the patio, and a south facing aspect.

Kitchen fitted with a range of oak effect wall and base units, a contrasting dark worktop, and an inset sink unit with a mixer tap. Integrated appliances include an electric oven, gas hob, extractor, fridge, separate freezer, and a slimline dishwasher. There is space for a washing machine, along with a wall mounted gas fired boiler concealed in a cupboard. The kitchen also features part tiled walls, tiled flooring, undercupboard lighting, and recessed ceiling spotlights.

Two double bedrooms, both with built-in wardrobes.

Large fully tiled shower room comprising a corner shower cubicle with a thermostatic controlled shower, a wash basin, a WC, a heated towel rail, tiled flooring, recessed ceiling spotlights, and an extractor fan.





## *Gardens & Grounds*

The property sits on a good sized private plot, with the front garden laid mainly to lawn for ease of maintenance. A driveway provides off road parking and leads to the single garage with an up and over door.

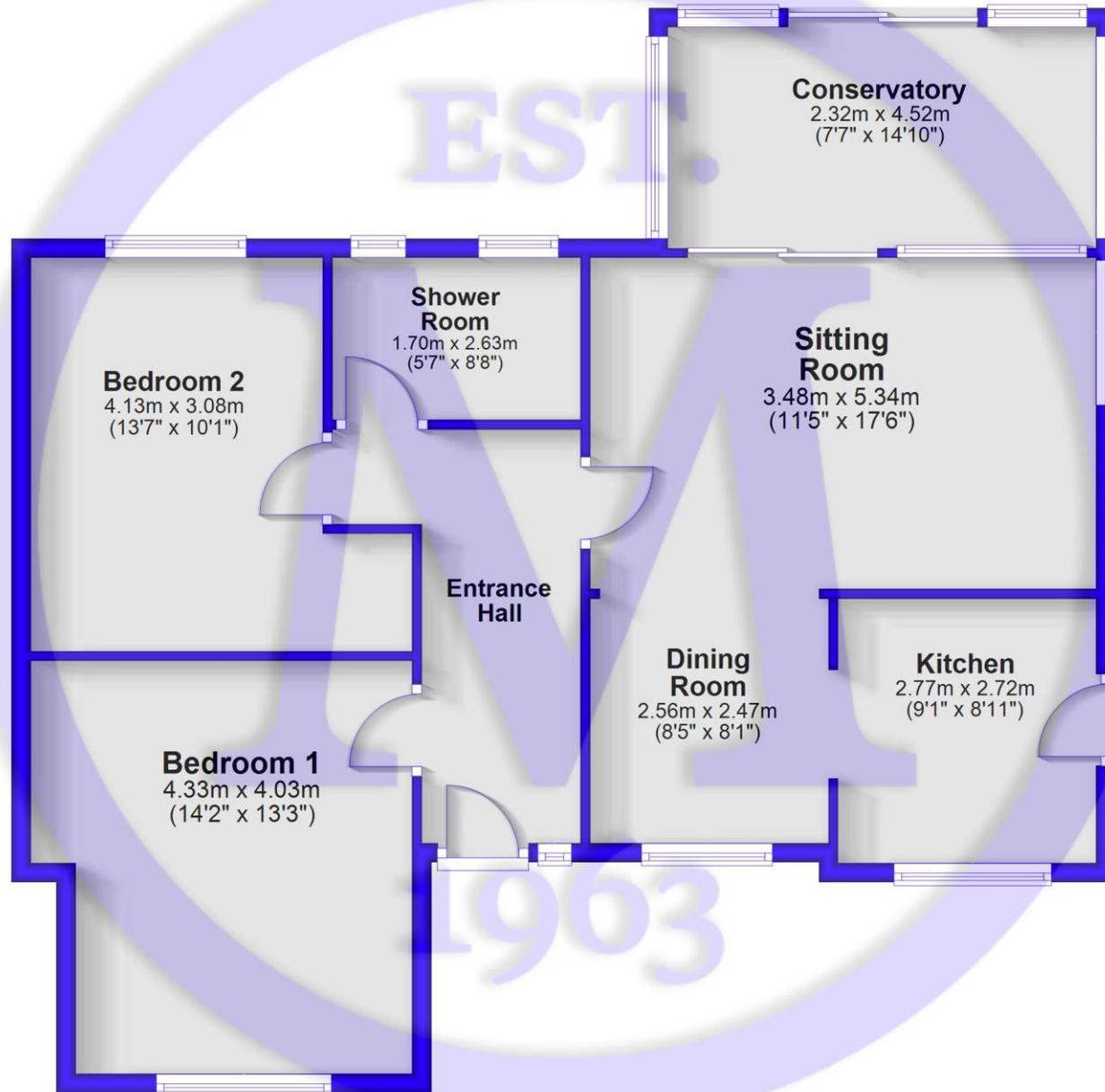
The rear garden enjoys a good degree of privacy and is laid mainly to lawn, with a textured paved patio area and a sunny south facing aspect.

## *Services*

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

## Floor Plan

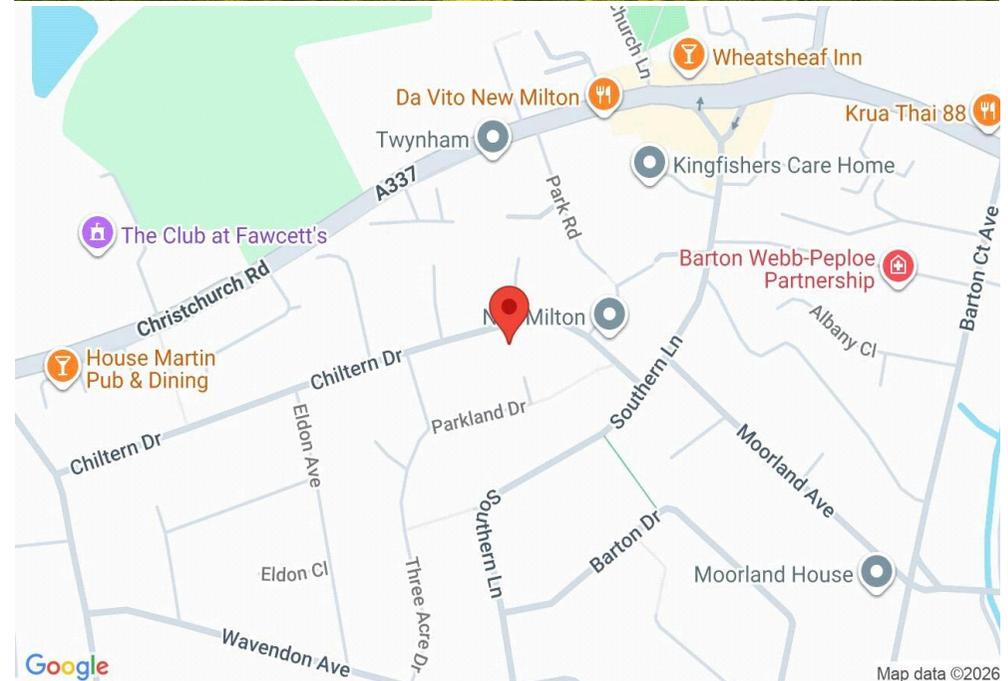
Approx. 89.2 sq. metres (959.6 sq. feet)



Total area: approx. 89.2 sq. metres (959.6 sq. feet)

## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.





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