

11 BYRON ROAD
BARTON ON SEA, NEW MILTON, BH25 7NX





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A pretty and characterful three bedroom mid-terraced house which was built in the early 1900's and has been well loved and maintained by the current vendor. Features include a separate lounge, dining room open plan into kitchen, a fully tiled bathroom and a sunny private rear garden. The property is situated in a quiet residential road approximately half a mile from Barton on Sea's clifftop and within easy reach of both New Milton and Highcliffe town centers. This property would make an ideal first time buy.

- Porch • Entrance Hall • Sitting Room • Dining Room • Kitchen • Outer Hall • Ground Floor Bathroom
- Split Landing • Three Bedrooms
- Landscaped Garden • Parking



£325,000

The Property

Covered porch to the front

Entrance hall with coat hanging space and meter cupboard

Sitting room located to the west side of the building with pleasant bay window and open fireplace surrounded by decorative brick and timber mantle piece

Dining room with glazed doors leading from the lounge, carpeted stairs leading to the first floor with storage under, east facing window overlooking rear garden and glazed casement doors leading to the kitchen

Kitchen with a large range of matching wall and base storage cupboards with a contrasting worktop, wood effect laminate flooring, space for cooker, washing machine and under counter fridge with southerly facing window

Outer hall with a continuation of the wood effect laminate flooring and stable door leading to the rear patio

Ground floor bathroom which is fully tiled with double width walk-in shower cubicle, pedestal wash hand basin and low flush WC with easterly facing window and tiled floor

First floor landing which is split level and has easy access to roof space

Bedroom one is a particular generous double with twin slash style westerly facing windows

Bedroom two and three both generous single bedrooms and both with easterly outlooks over rear garden





Gardens & Grounds

The front of the property is screened with a dwarf wall and a gate and a path leading to the front door with an area of colourful mature shrubs.

The rear garden is very private, there is a patio adjoining the rear of the property and a secure perimeter fence, large area of lawn and rear gate leading to the parking.

Services

Mains gas, electric, drainage and water

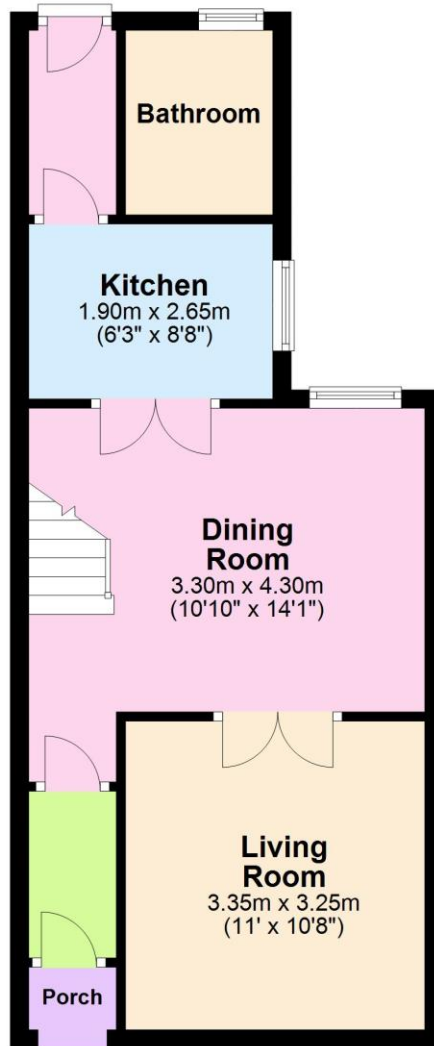
Council Tax Band C

Energy Performance Rating D Current 68 Potential 86



Ground Floor

Approx. 39.9 sq. metres (429.8 sq. feet)



First Floor

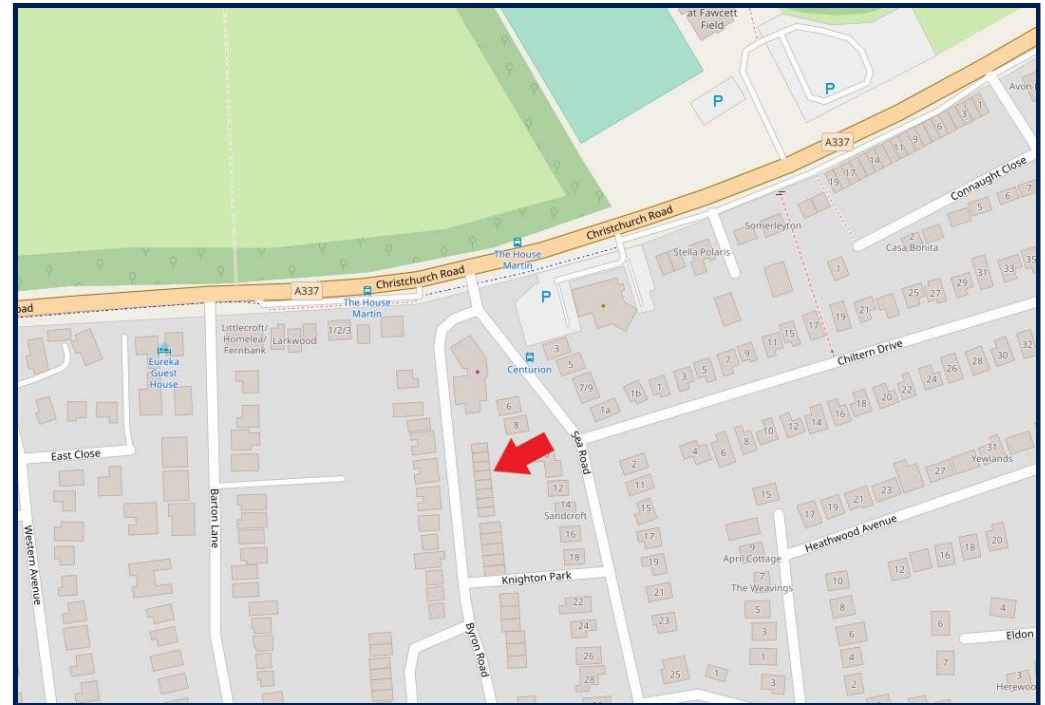
Approx. 36.2 sq. metres (389.9 sq. feet)



Total area: approx. 76.2 sq. metres (819.7 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.

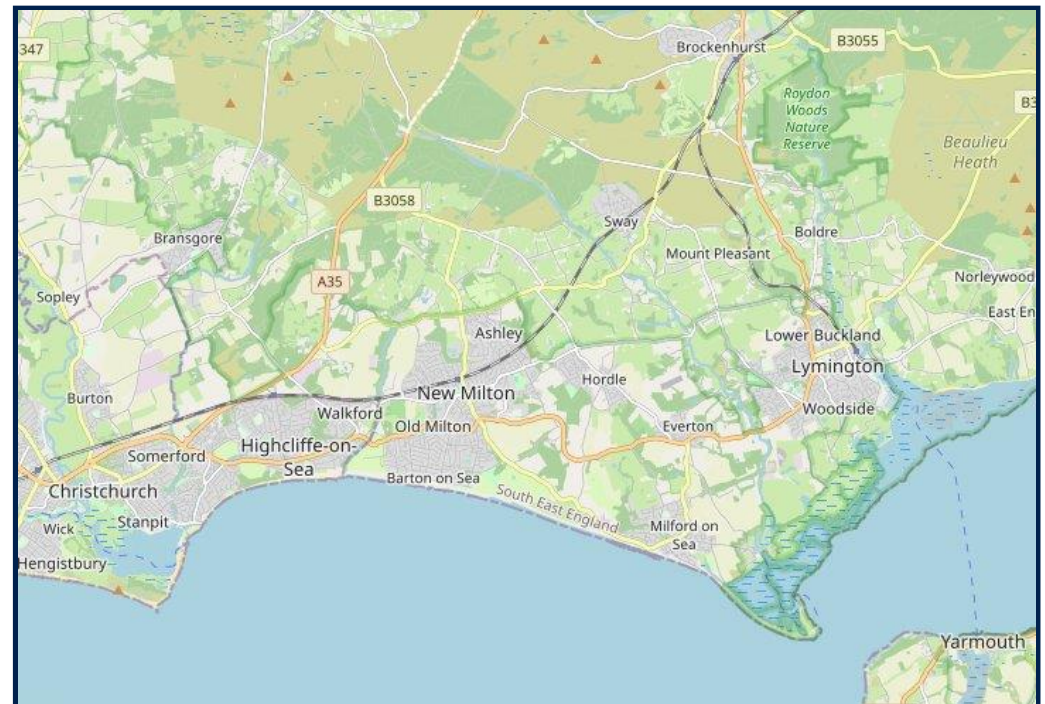


Situation

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 proceed along Old Milton Road. At the roundabout continue straight across. Upon reaching the T-Junction turn right onto Christchurch Road. After approximately a third of a mile turn left into Sea Road, first right into Byron Road where the property will be found on the left hand side.





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