

# LODGE 6 ALDERNEY PARK

MILFORD ROAD, BARTON ON SEA, BH25 5PN

Representative of another Alderney Park Lodge



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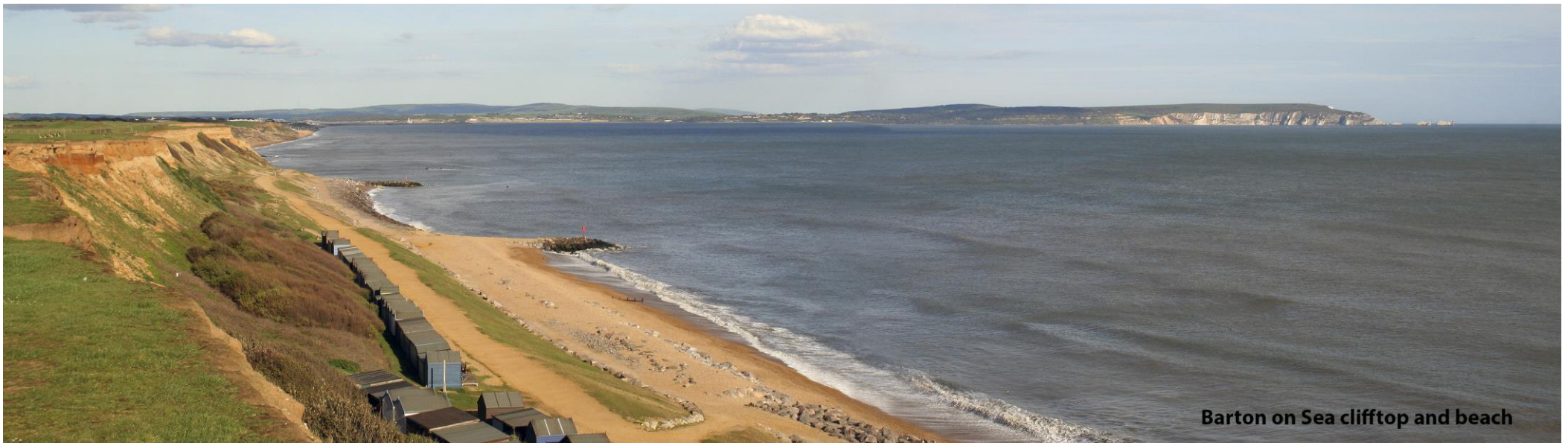
# LODGE 6 ALDERNEY PARK

Milford Road, Barton on Sea, BH25 5PN

This fantastic 45 x 22 Omar Alderney luxury lodge is positioned in a prime position on this select brand new park situated in the New Forest. The property benefits from Omar's usual high specification and built to residential standards and features include an open planned triple aspect kitchen/living area, a separate utility room, master bedroom with luxury ensuite, parking, a large raised decking.

Fantastic investment opportunity - call for details!

- Open Plan Kitchen/Living Area • Utility Room
- Master Bedroom with En-Suite • Twin Second Bedroom • Luxury Bathroom • 30+ Year License
- Large Decking Area • Parking • Fantastic Views • 25 Year Guarantee • 365 Days A Year Occupation • PX Welcome



Barton on Sea clifftop and beach

£289,950

## 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 and utility

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

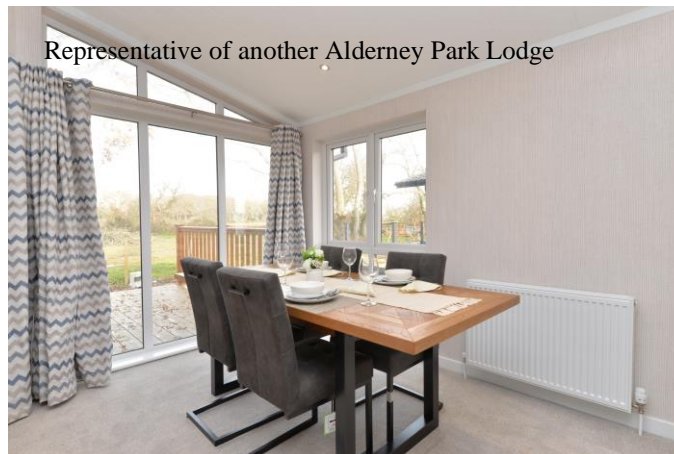
Master bedroom with fitted double bed, built in wardrobes and access through to a luxury en-suite shower room

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

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## Gardens & Grounds

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

## Services

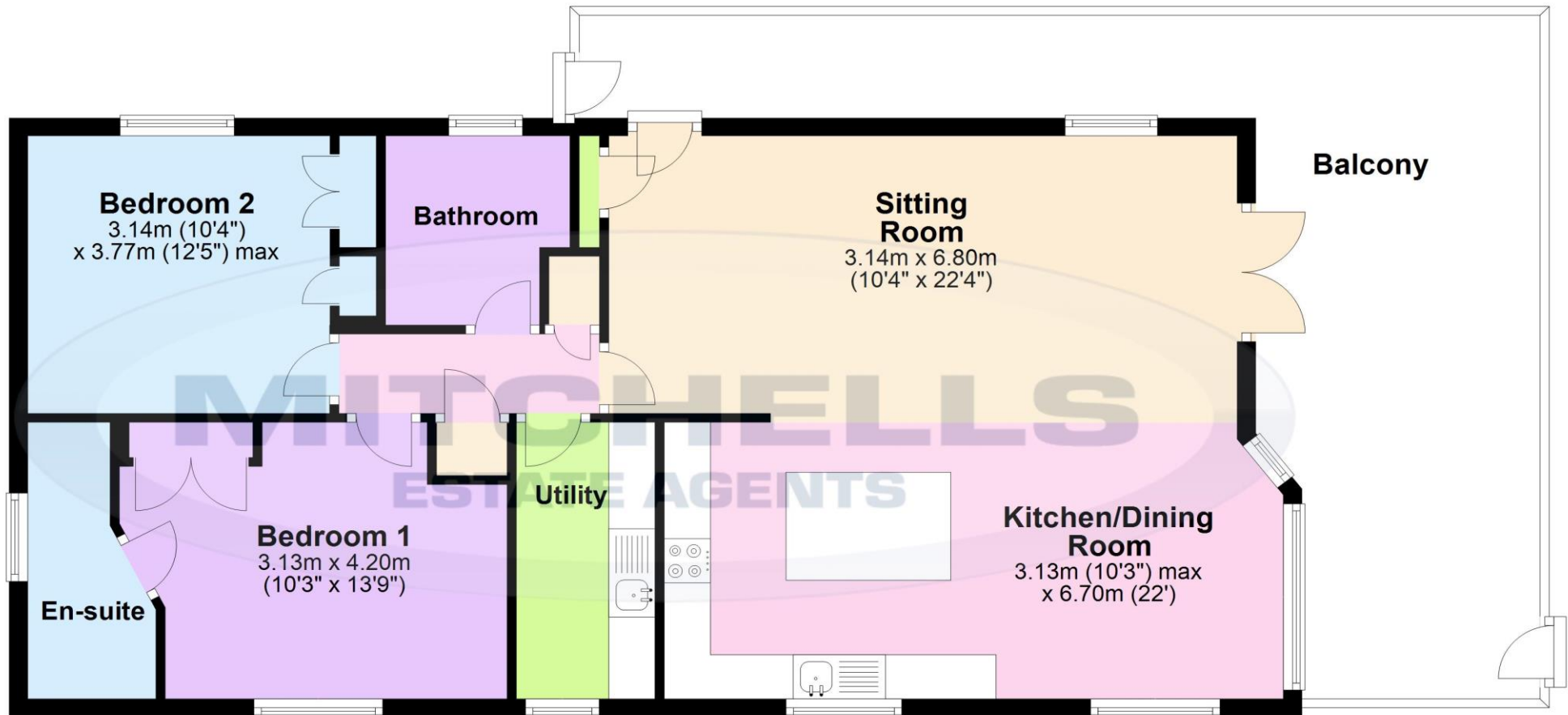
Mains gas, electric, drainage and water

Council Tax Band TBC

Ground Rent: £5,000 p.a.

## Floor Plan

Approx. 84.8 sq. metres (912.4 sq. feet)

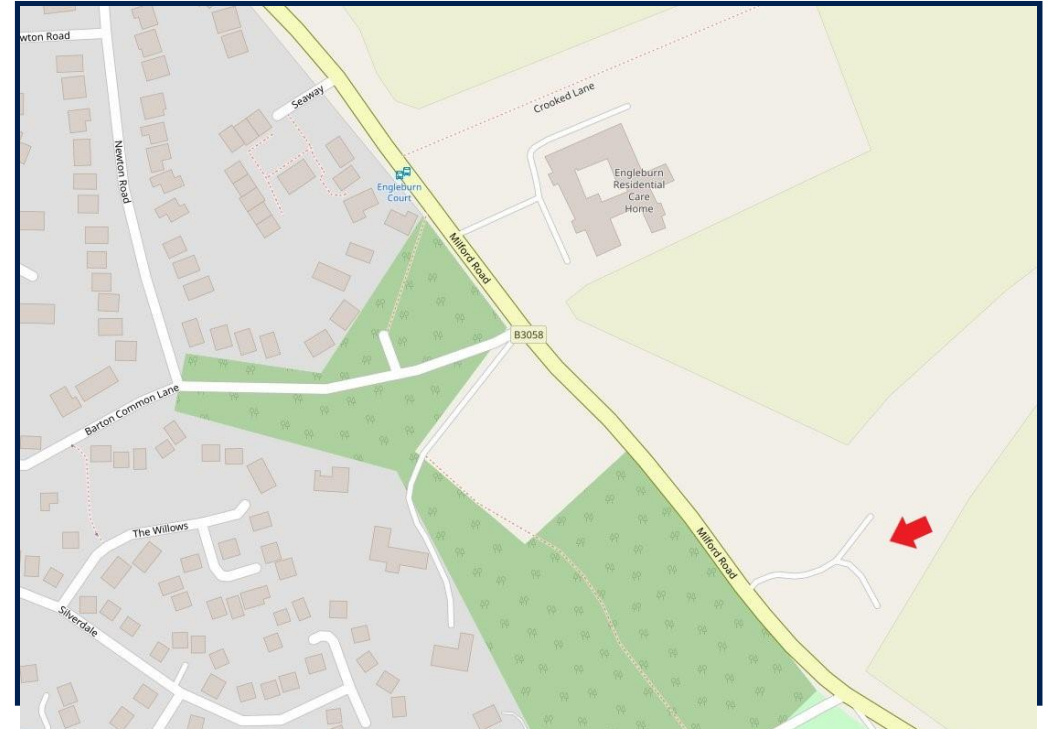
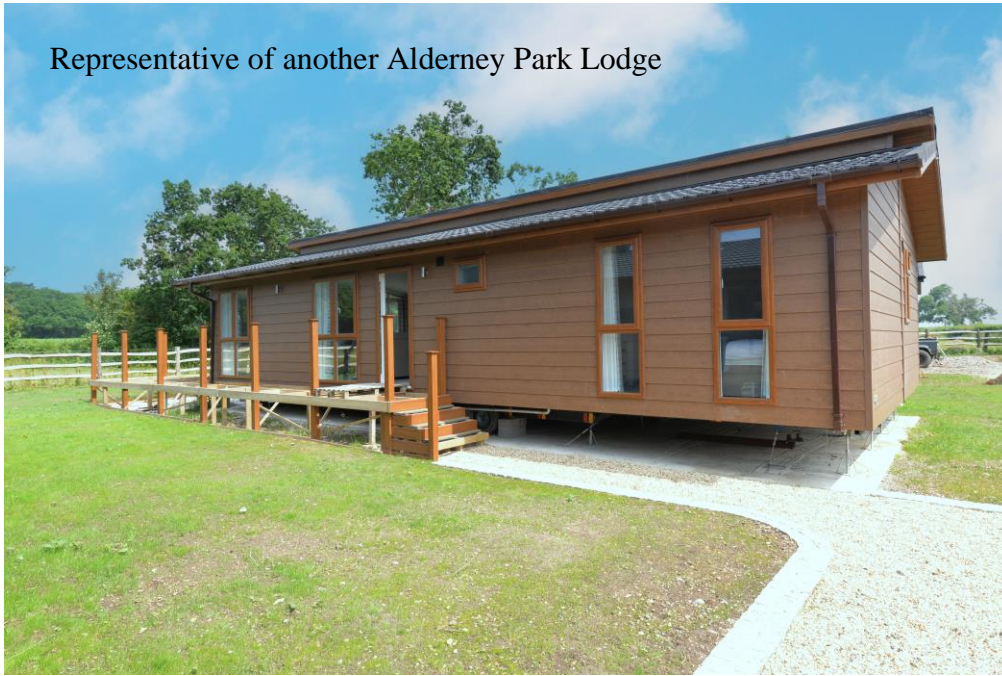


Total area: approx. 84.8 sq. metres (912.4 sq. feet)

'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.

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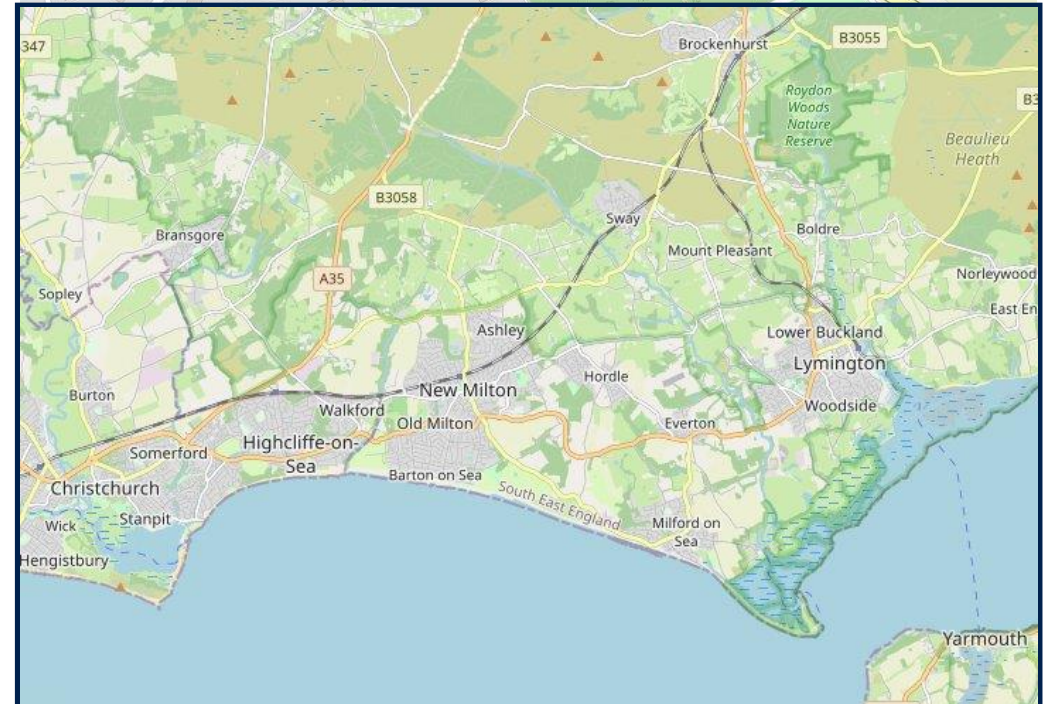


## Situation

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 Bunny Creek will be seen on your left hand side.





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