



31 Hengistbury Road, Barton on Sea, BH25 7LT

£569,950

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*31 Hengistbury Road
Barton on Sea
New Milton
Hampshire
BH25 7LT*

A well positioned three double bedroom detached bungalow set on a lovely mature plot in a peaceful location only a short walk from Barton on Sea clifftop and beach. Other features of the property include a good sized kitchen/dining room, a lovely sitting room with a casement door onto the rear garden, no forward chain and an internal viewing is strongly recommended to fully appreciate the size of the property.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Double Bedrooms
- Shower Room
- Cloakroom
- Off-Road Parking
- Garage
- Private Gardens



The Property

Entrance porch with double glazed front door

Hall with trap to the roof space and high level storage

Lovely sitting room with a feature timber fire surround with stone backing and hearth and an inset flame effect electric fire and walk-in bay window with UPVC double glazed casement door onto the patio and rear garden

Good sized kitchen/dining room fitted with a range of modern cream wall and base units with a contrasting stone effect worktop and an inset sink unit with mixer tap over, space for washing machine, cooker and tall fridge freezer, wall mounted Worcester gas fired boiler concealed in cupboard, attractive wall tiling, outlook over the rear garden, UPVC double glazed door to the side passage and ample room for a dining table

Three double bedrooms, two with built in wardrobes and feature bay windows

Shower room fitted with a white suite comprising a large fully tiled shower cubicle with a Mira thermostatic controlled shower, wash basin, WC and a chrome ladder style heated towel rail

Separate cloakroom fitted with a white suite

UPVC double glazing and gas fired central heating

No forward chain





Gardens & Grounds

The property sits on a lovely mature plot with the front garden laid mainly to lawn with mature beds and borders, a low stone wall divides from the pavement, and a block paved driveway extends along the side of the property providing good off road parking. The detached garage has an up and over door, power and light and a personal door through to the rear garden.

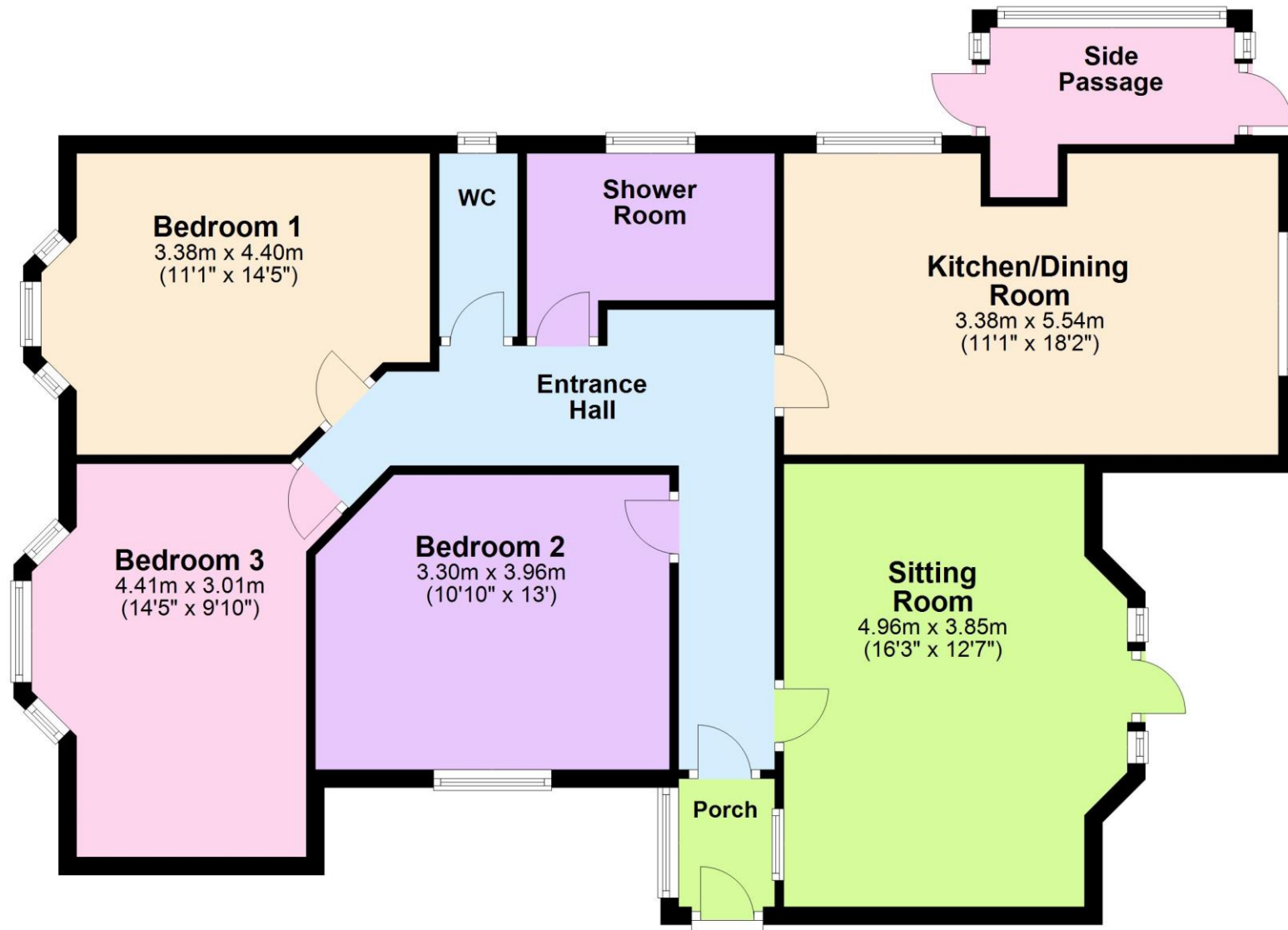
Adjoining the rear of the property is an area of textured paved patio with the remainder laid mainly to two areas of lawn with a central pathway, well stocked and mature borders, a timber garden shed and all enjoying a high degree of privacy and seclusion.

Services

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

Floor Plan

Approx. 101.2 sq. metres (1089.5 sq. feet)



Total area: approx. 101.2 sq. metres (1089.5 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 and upon reaching the T-Junction turn right onto Christchurch Road. Take the first turning left into Southern Lane, continue into Keyworth Avenue, take the second right into Hengistbury Road where the property will be found on the right hand side.





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