



18 Naish Road, Barton on Sea, BH25 7PU

£815,000

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*18 Naish Road
Barton on Sea
New Milton
Hampshire
BH25 7PU*

This truly exceptional four double bedroom chalet bungalow is situated just a short walk from the Barton on Sea clifftop and beach, local shop, and bus route. The property offers bright and spacious accommodation, with features including an open plan kitchen/family room, separate sitting room and dining room, a bedroom with an en-suite, and a secluded rear garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen/Family Room
- Ground Floor Bathroom
- Two Ground Floor Double Bedrooms
- Two First Floor Bedrooms
- En-Suite Shower Room
- Driveway
- Garage
- Secluded Gardens



The Property

Entrance hall with timber effect flooring, understairs storage cupboard, shoe cupboard housing the electrical consumer unit, and recessed ceiling spotlights.

Kitchen/family room is a particular feature of the property, with a fantastic range of modern wall and base units with a contrasting Quartz worktop, bifold doors lead out to the rear garden, central island, two roof lanterns, TV aerial points, modern vertical radiators, one and a half bowl sink with mixer tap over and drainer. Integrated appliances include an AEG induction hob with extractor fan over and glass splashback, eye level double oven, wine cooler, microwave, dishwasher, washing machine, and tumble dryer.

The sitting room is situated at the front of the property, with a bright double aspect, feature bay window to the front, TV aerial point, and archway leading to the dining room.

Dining room has an attractive bay window, bright south-westerly aspect, and stairs leading to the first floor landing.

On the ground floor are two spacious double bedrooms, both giving ample space for king sized beds and both enjoying a westerly aspect.

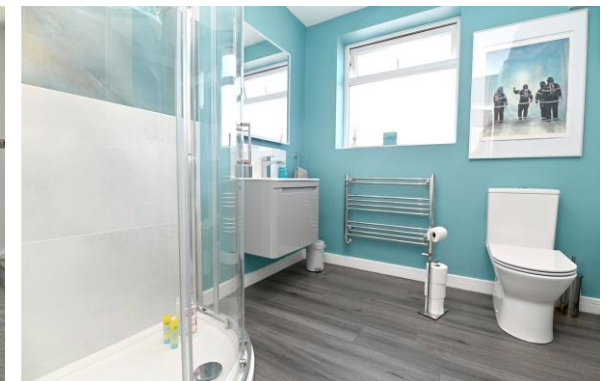
Ground floor family bathroom is extremely spacious, with timber effect flooring, two UPVC double glazed windows, and a modern suite comprising a corner shower cubicle with thermostatically controlled shower attachments and sliding glass shower doors, wall hung wash hand basin with mixer tap over and storage beneath, panel bath with mixer tap over and handheld shower attachment, WC, wall mounted mirror with built-in light, and chrome ladder style heated towel rail.

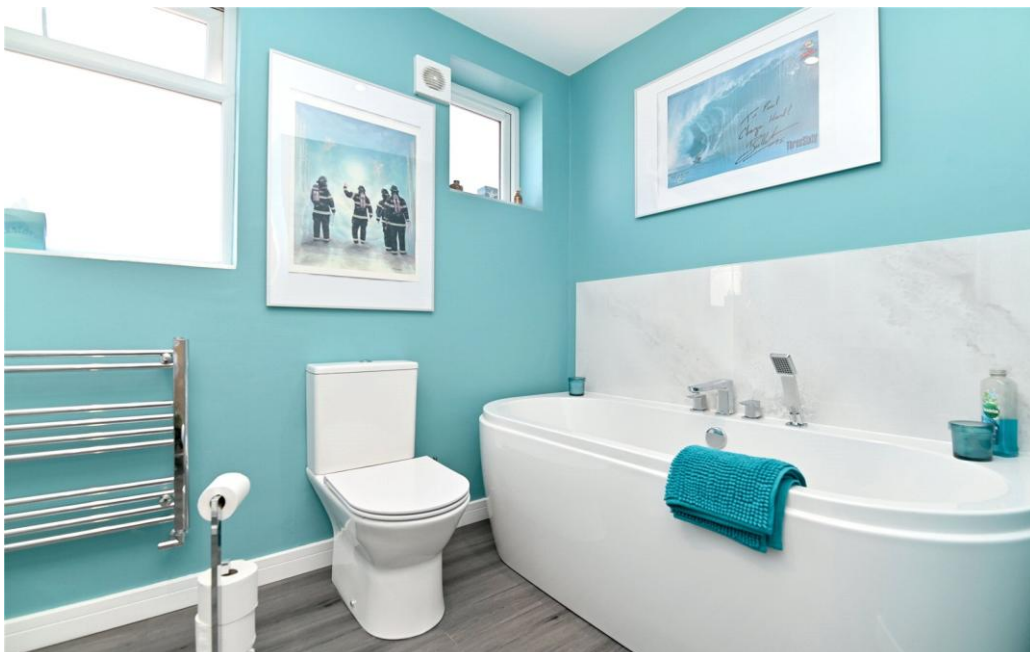
On the first floor landing is the airing cupboard housing the modern Vaillant boiler and recently fitted pressurised hot water system.

Bedroom two has a southerly aspect, two eaves storage cupboards, and a built-in wardrobe.

The master bedroom is situated at the rear of the property and is an extremely spacious bedroom with built-in wardrobes, dressing area, wall mounted TV point, and luxury en-suite shower room.

En-suite comprising wall hung wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, WC, walk-in double shower with thermostatic shower attachment and glass shower screen, and chrome heated towel rail.





Gardens & Grounds

To the front of the property is a block paviour driveway giving access to the single garage with pitched tiled roof and up and over door, power and lighting, with a workshop attached to the rear giving access to the rear garden. The rest of the front has been laid mainly to decorative stone, driveway, a large area of lawn, and high level fencing and wall to the front.

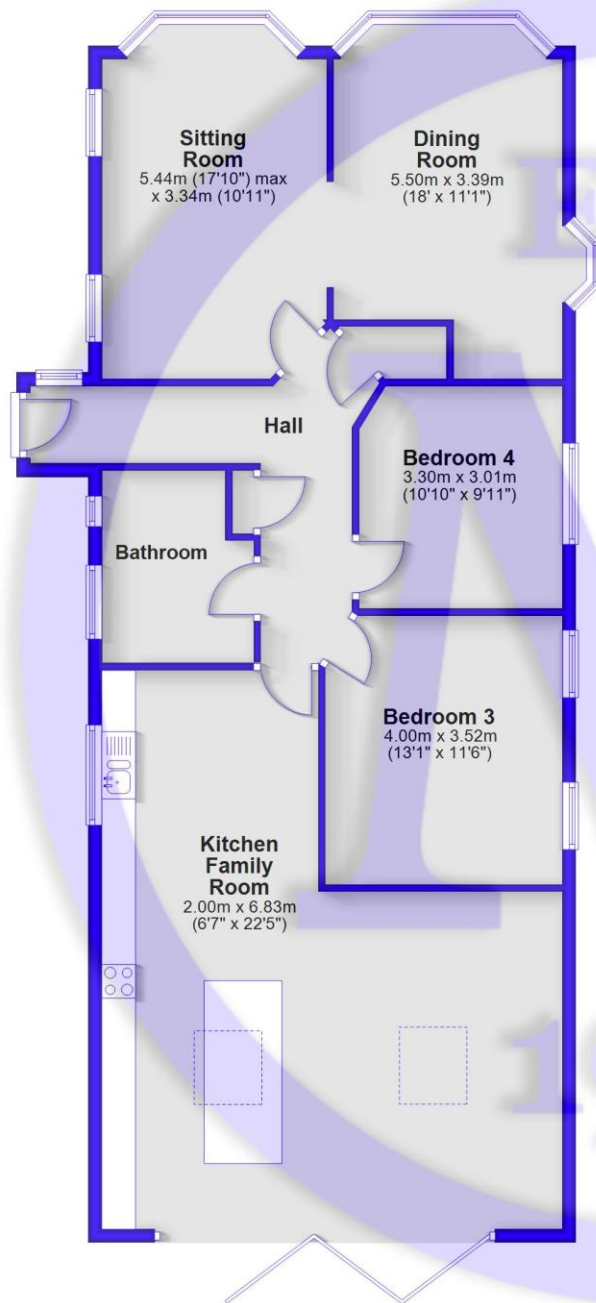
To the rear of the property is an area of block paviour patio, which is an ideal space for outside entertaining, an area of raised decking, storage shed, and summer house, with the rest laid to lawn.

Services

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

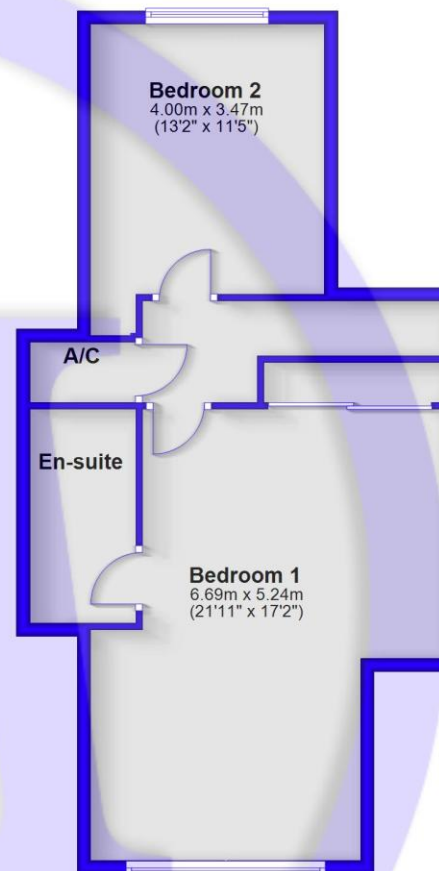
Ground Floor

Approx. 120.6 sq. metres (1298.2 sq. feet)



First Floor

Approx. 57.8 sq. metres (621.9 sq. feet)



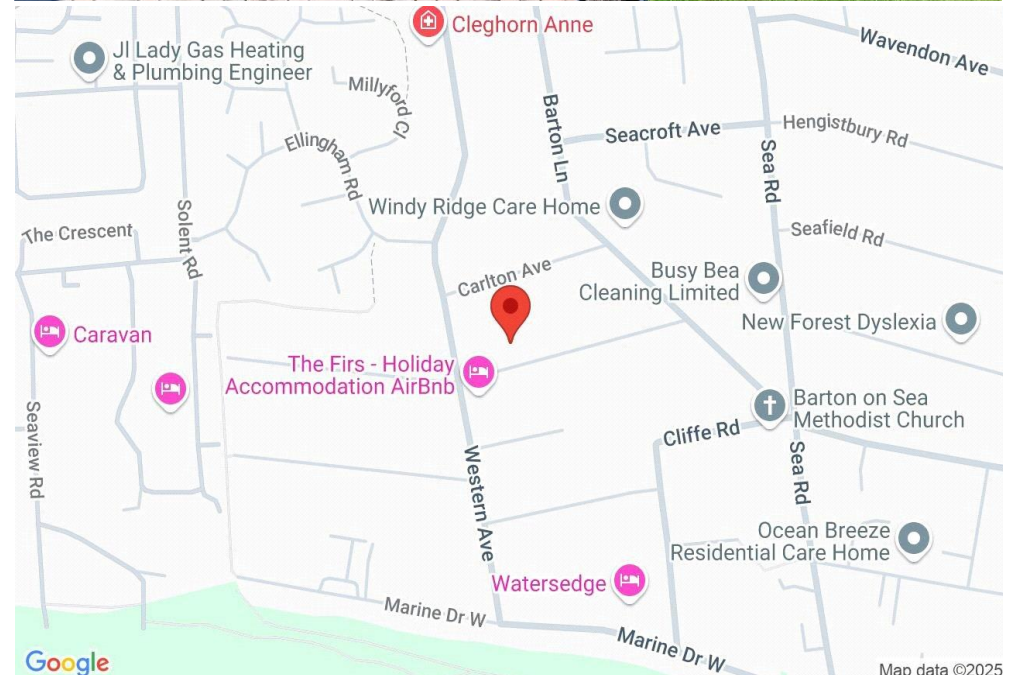
Total area: approx. 178.4 sq. metres (1920.1 sq. feet)

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, 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. At the T-junction, turn right onto Christchurch Road. Take the fourth left into Western Avenue and, after approximately a quarter of a mile, turn left into Naish Road, where the property will be found on the left hand side.





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