



3 Southlands, Barton On Sea, BH25 7ET

£760,000

Mitchells
1963 — TODAY



*3 Southlands
73 Barton Court Avenue
Barton On Sea
Hampshire
BH25 7ET*

This fantastic four bedroom chalet style house is situated just a short walk of Barton On Sea clifftop and beach and offers bright, spacious and modern accommodation with features including an open planned kitchen/living area, a separate utility, a ground floor study/bedroom four, a master bedroom with an en-suite and dressing room, a secluded south facing garden and a double garage.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Utility Room
- Ground Floor Bathroom
- Two Ground Floor Bedrooms
- First Floor Landing
- First Floor Shower Room
- Two First Floor Bedrooms
- Walk In Dressing Room
- En-Suite Shower Room
- Driveway
- Double Garage
- Secluded South Facing Garden



The Property

Entrance porch with engineered flooring, useful coat hook and a glazed door leads through to the entrance hall.

Entrance hall with stairs to first floor landing, useful understairs storage cupboard, a continuation of the solid wood flooring and double casement doors lead through to the living area.

This bright south facing room has double casement doors through to the conservatory, a sitting area with feature fireplace with stone hearth and surround with inset electric fire, TV aerial point and opens through to the dining area with a UPVC window overlooking the rear garden and intern leads through to the kitchen.

The kitchen is fitted with a fantastic range of grey shaker style wall and base units with a contrasting timber worktop, breakfast bar, space for American style fridge freezer and integrated appliances include an eye level double oven, four burner induction hob with glass splashback and extractor fan over, one and a half bowl sink with mixer tap over and drainer, dishwasher, recessed ceiling spotlights and a UPVC window.

The utility is fitted with an lovely range of wall and base units with a contrasting worktop, stainless steel sink with mixer tap over and drainer, space and plumbing for a washing machine, tumble dryer, cupboard housing the gas fired boiler, central heating controls and pressurised hot water cylinder and a UPVC door gives access to a side path and the rear garden.

Ground floor bathroom is beautifully fitted with tiled flooring, part tiled walls and suite comprising a panel bath with mixer tap over, WC, pedestal wash hand basin with mixer tap over, mirror fronted medicine cabinet with built in light and a corner shower cubicle with sliding glass shower doors and thermostatic shower attachments.

Two lovely ground floor double bedrooms with bedroom four currently used as a home office and both situated with an outlook to the front of the property.

On the first floor landing is a Velux window for light, hatch to loft space, central heating thermostat and storage cupboard.

On the first floor are two double bedrooms with bedroom two benefitting from built in storage and with the master bedroom being a particularly impressive suite with a bright double aspect, spacious bedroom, en-suite shower room and walk in wardrobe.

The en-suite consists of a white suite comprising a panel bath with a mixer tap over and hand held shower attachment, WC, wash hand basin with mixer tap over and storage beneath, mirror with built in light, Velux window and a chrome heated towel rail.

The walk in wardrobe has useful hanging rails, shelving and access through to the eaves storage.

First floor shower room with tiled flooring and suite comprising a walk in shower with sliding glass shower doors and thermostatic shower attachment, WC, wash hand basin with mixer tap over and storage beneath, mirror with built in light and shaver point, Velux window and a chrome heated towel rail.





Gardens & Grounds

To the front of the property is a block paved driveway giving off road parking for approximately two vehicles and giving access to the double garage with electric door, pitched tiled roof, power and lighting.

The rear garden has a bright sunny southerly aspect and is a lovely size with a large patio area, an attractive pergola with the rest of the garden laid to lawn with high level fencing and planting making the garden extremely private and secluded with a large storage shed and workshop.

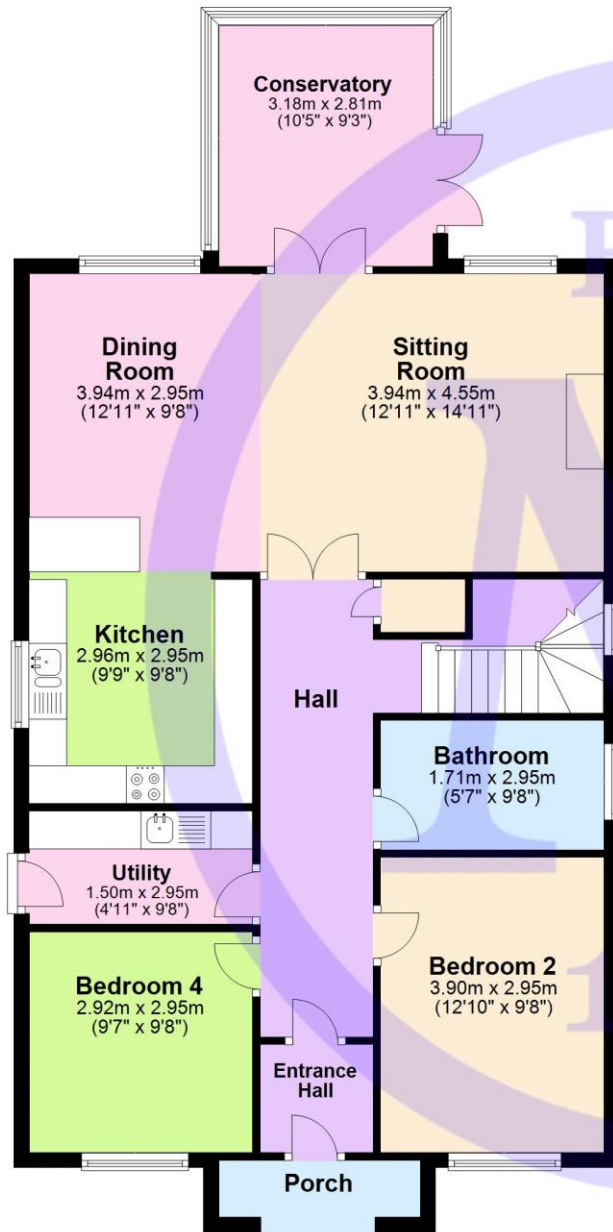
The property must be viewed to fully appreciate the accommodation on offer.

Services

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

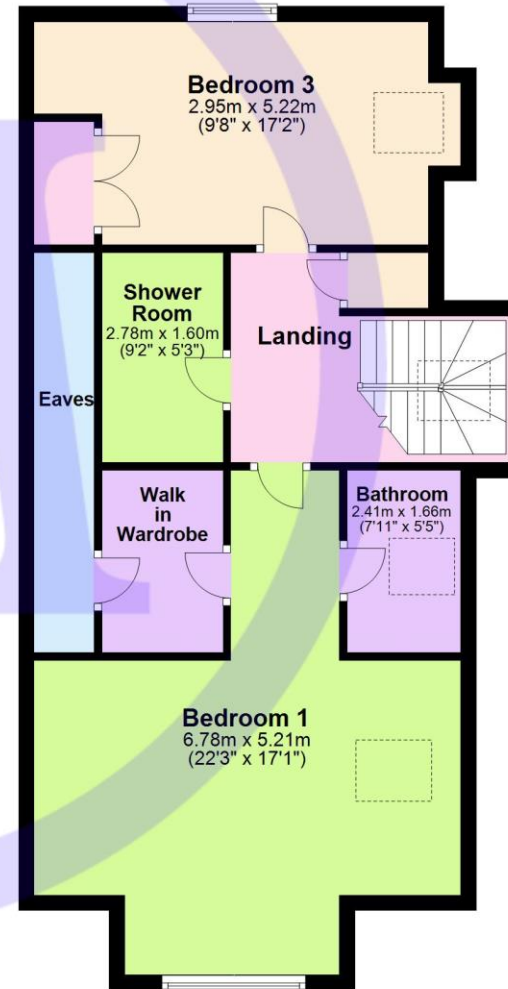
Ground Floor

Approx. 99.9 sq. metres (1075.1 sq. feet)



First Floor

Approx. 68.7 sq. metres (739.0 sq. feet)



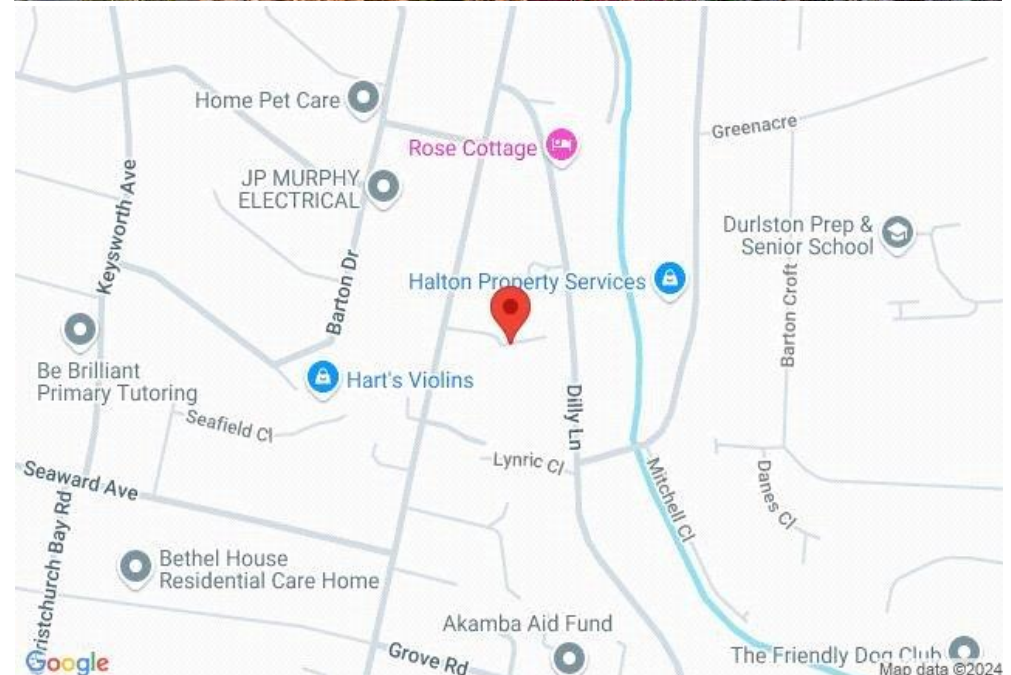
Total area: approx. 168.5 sq. metres (1814.1 sq. feet)
3 Southlands, 73 Barton Court Ave, Barton On Sea

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 along Station Road, take the second turning right into Barton Court Road, continue straight over at the traffic lights into Barton Court Avenue and after approximately 1/4 of a mile turn left into a gravel road and the property will be found after a short distance on your right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

