



*5 Arnolds Close, Barton on Sea, BH25 7JW*

*£525,000*

**Mitchells**  
1963 — TODAY







*5 Arnolds Close  
Barton on Sea  
New Milton  
Hampshire  
BH25 7JW*

This lovely two double bedroom detached bungalow is situated in a quiet cul de sac in the heart of Barton on Sea within walking distance of New Milton town centre and Barton on Sea clifftop and beach. The property offers two double bedrooms, a kitchen/breakfast room, a shower room and a large sitting room with sliding doors onto the garden room. The property sits on a large south facing plot and benefits from a detached garage and ample space for parking.

- Entrance Porch
- Hallway
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Two Double Bedrooms
- Family Shower Room
- South Facing Garden
- Off Road Parking
- Detached Single Garage
- Vendor Suited



## The Property

Entrance porch with tiled flooring, UPVC door and doorway through to the entrance hall.

Entrance hall with hatch to loft space and cupboard housing gas meter

The kitchen/breakfast room comprises of a range of wall and base units with built in electric hob and oven, one and a half bowl ceramic sink with mixer tap over, space for washing machine, fridge/freezer and separate freezer. The kitchen/breakfast room is located at the rear of the property, benefits from views of the garden and a UPVC door provides access onto the patio

The sitting room features an electric fire with stone hearth, ample space for furniture and sliding doors onto the garden room.

The garden/dining room has beautiful views across the south facing garden, UPVC windows, double casement doors and a solid roof.

Two double bedrooms both with built in storage

Fully tiled family shower room with matching white suite comprising a low flush WC, pedestal wash hand basin, corner shower cubicle and wall mounted mirror







## *Gardens & Grounds*

To the front of the property is a tarmac driveway with an area of shingle providing ample space for parking and borders containing mature shrubs.

The rear garden has been beautifully landscaped by the current owner and features a large paved patio area, a generous, well-kept area of lawn and a mixture of mature shrubs and trees. The rear garden is secluded and enjoys a southerly aspect.

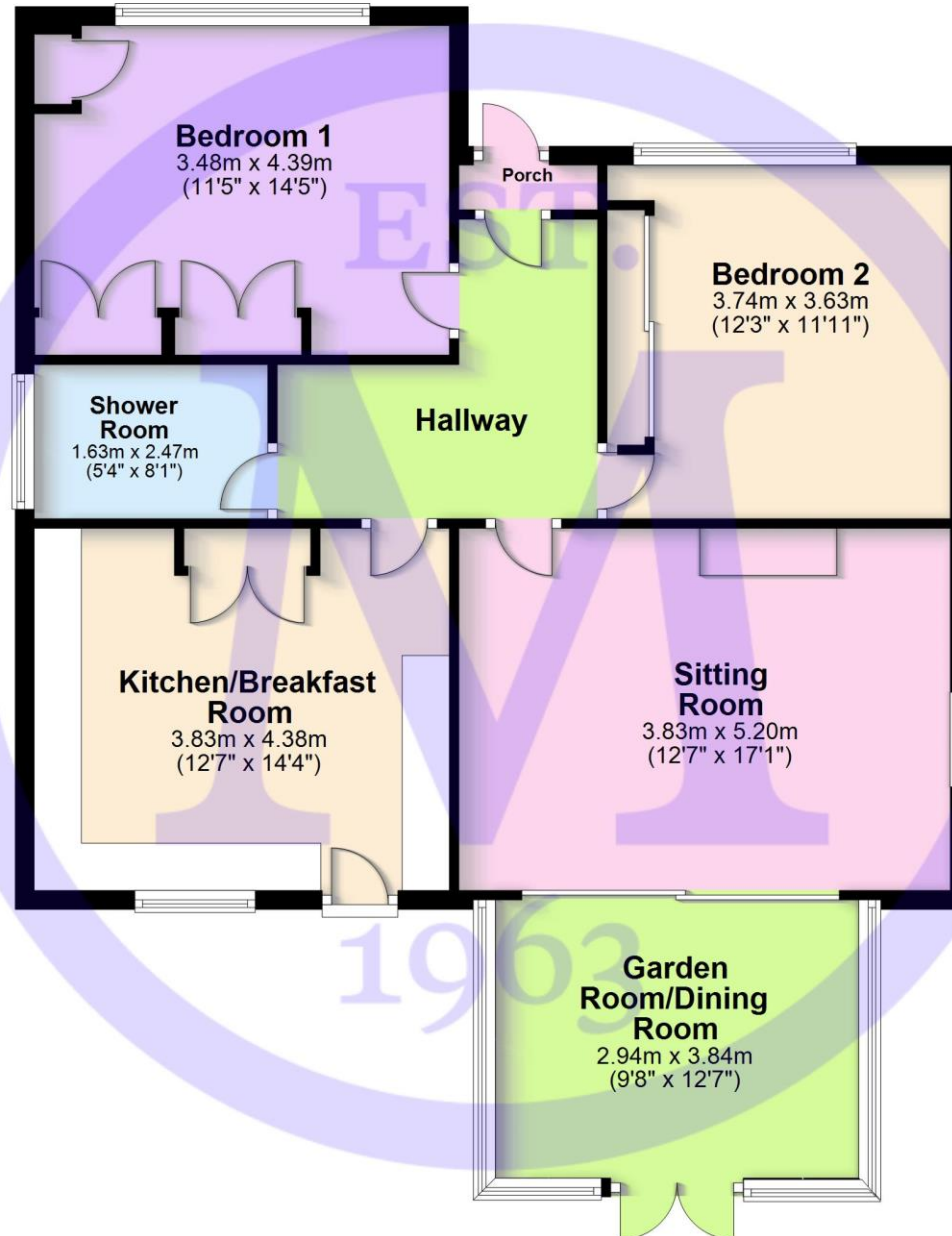


## *Services*

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

## Ground Floor

Approx. 92.4 sq. metres (994.6 sq. feet)



Total area: approx. 92.4 sq. metres (994.6 sq. feet)

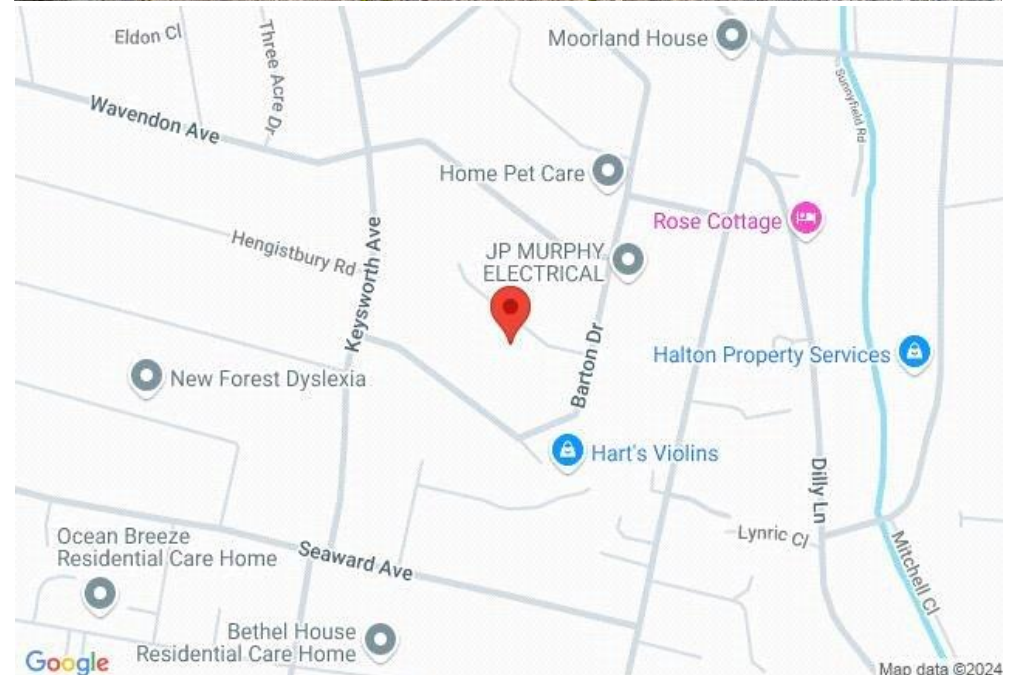


## Situation

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 and turn right onto Christchurch Road. Take the first left down Southern Lane, proceed onto Keyworth Avenue and take the second left into the Barton Way. At the end of Barton Way turn right onto Barton Drive then take the first right onto Arnolds Close where the property will be found on the left hand side.







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