



*106 Barton Drive, Barton on Sea, BH25 7JL*

*£799,950*

**Mitchells**  
1963 — TODAY





*106 Barton Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7JL*

A totally refurbished and largely extended four bedroom chalet style residence which is situated in a very sought after residential road in Barton on Sea and within walking distance of local amenities and Barton On Sea's clifftop and beach. The property was renovated a year ago to an exceptional standard and features include an impressive kitchen/dining room, a separate lounge, two ground floor double beds and two recently refitted bathrooms. There is excellent parking to the front and a private garden to the rear. This property would suit a wide range of applicant with the versatile layout on offer.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Landing
- First Floor Double Bedroom
- First Floor Bathroom
- Off Road Parking
- Private Gardens



# The Property

Useful entrance porch to the front with tiled flooring.

Entrance hall with large gloss style tiled flooring and carpeted stairs leading to the first floor.

The sitting room is located to the rear of the property with casement doors leading to the rear decking.

The kitchen/dining room is an impressive 8.8 meters in length and has a stunning outlook over the rear garden with a door leading to the patio. There is a continuation of the large ceramic tiles and a high specification fitted kitchen with integral items including two full sized eye level ovens, an eye level combination oven microwave, fridge, freezer, dishwasher and washing machine. The kitchen is fitted with J style gray gloss handles, wall and base storage units with a white quartz top inset with an electric induction hob.

Three ground floor bedrooms, bedrooms one and two are particularly generous double, bedroom one being the former lounge and offering a dual aspect and bedroom three is a generous single room.

Ground floor bathroom with large walk in shower cubicle with static glass screen, wall hung wash hand basin with storage under and low flush WC with concealed cistern both inset into vanity unit, fully tiled walls, tiled floor, window and ladder towel rail.

First floor landing with doors accessing the carpeted eaves storage. This space is large enough for a desk or a chair for a pleasant reading area. There is also a south facing window letting in an abundance of light into the landing and hallway.

First floor double bedroom offering a dual aspect with doors leading to carpeted eaves storage.

First floor bathroom with full sized bath, wall hung wash hand basin and low flush WC inset into vanity unit with storage, part tiled walls, bath with shower attachments over, window and towel rail. There is a cupboard housing the recently fitted combination boiler.







## *Gardens & Grounds*

The front of the property is well screened with a dwarf brick wall and a timber gate, with a large block paviour driveway leading to the left side of the property via further timber gates.

The rear garden is very private, with a pleasant green backdrop, and a large patio area adjoining the back of the property, with access via the kitchen/dining room and lounge.

## *Services*

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

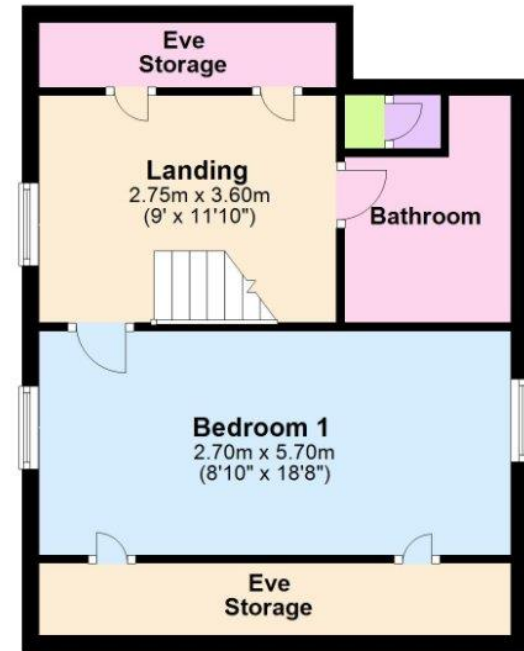
### Ground Floor

Approx. 105.5 sq. metres (1136.0 sq. feet)



### First Floor

Approx. 40.4 sq. metres (434.4 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.

106 Barton Drive, Barton on Sea, New Milton

## 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 at the mini roundabout continue straight across. Upon reaching the T junction turn right onto Lymington Road, take the first left into Southern Lane, second left into Barton Drive where the property will be found on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.met](mailto:info@mitchells.uk.met)  
01425 616411

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

**Mitchells**  
1963 — TODAY

