



21 Purbeck Road, Barton on Sea, BH25 7QG

£695,000

Mitchells
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*21 Purbeck Road
Barton on Sea
New Milton
Hampshire
BH25 7QG*

An individual three bedroom detached house situated in a fantastic location only one road back from Barton On Sea clifftop and beach and set on a superb large plot enjoying a sunny south facing aspect to the rear. The property offers an excellent opportunity to create an individual home in this excellent location and offers excellent scope for extension and/or refurbishment, if required, subject to any necessary permissions. Other features of the property include excellent living space, three first floor bedrooms, a good sized kitchen and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Utility/Cloakroom
- Kitchen/Breakfast Room
- Landing
- Three Double Bedrooms
- Bathroom
- Cloakroom
- Garage
- Off Road Parking
- Private Gardens



The Property

Porch with tiled flooring.

Entrance hall with stairs to the first floor.

Lovely sitting room with a feature brick fireplace with a timber mantle, a tiled hearth and a recessed open fire, a double aspect, UPVC double glazed doors onto the patio and a lovely outlook over the south facing garden.

Separate dining room benefitting from a double aspect and UPVC double glazed sliding doors onto the patio and rear garden.

Kitchen/breakfast room fitted with a good range of timber effect wall and base units with a contrasting light worktop and an inset double drain sink unit with mixer tap over, space for cooker, dishwasher and tall fridge freezer, attractive tiled flooring, ample room for kitchen table and an outlook to the front.

Useful separate utility/shower room with a range of storage units, a light worktop and an inset sink unit with mixer tap over, space and plumbing for washing machine, WC, fully tiled corner shower cubicle and a wall mounted Vaillant gas fired boiler.

First floor landing with trap to the boarded loft space with twin Velux windows providing natural light.

Three double bedrooms, two enjoying a sunny south facing aspect and sea glimpses.

Bathroom comprising a panel bath with an independent shower over, wash basin, built in storage and airing cupboard.

Cloakroom with low flush WC.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden having a tarmac driveway providing good off road parking and with mature flower and shrub borders.

Detached garage with power and light.

The rear garden is a particular feature of the property with a good sized area of crazy paved patio adjoining the property with the remainder laid mainly to lawn with mature and well stocked beds and borders, greenhouse, mature trees and all enjoying a high degree of privacy and a sunny south facing aspect.

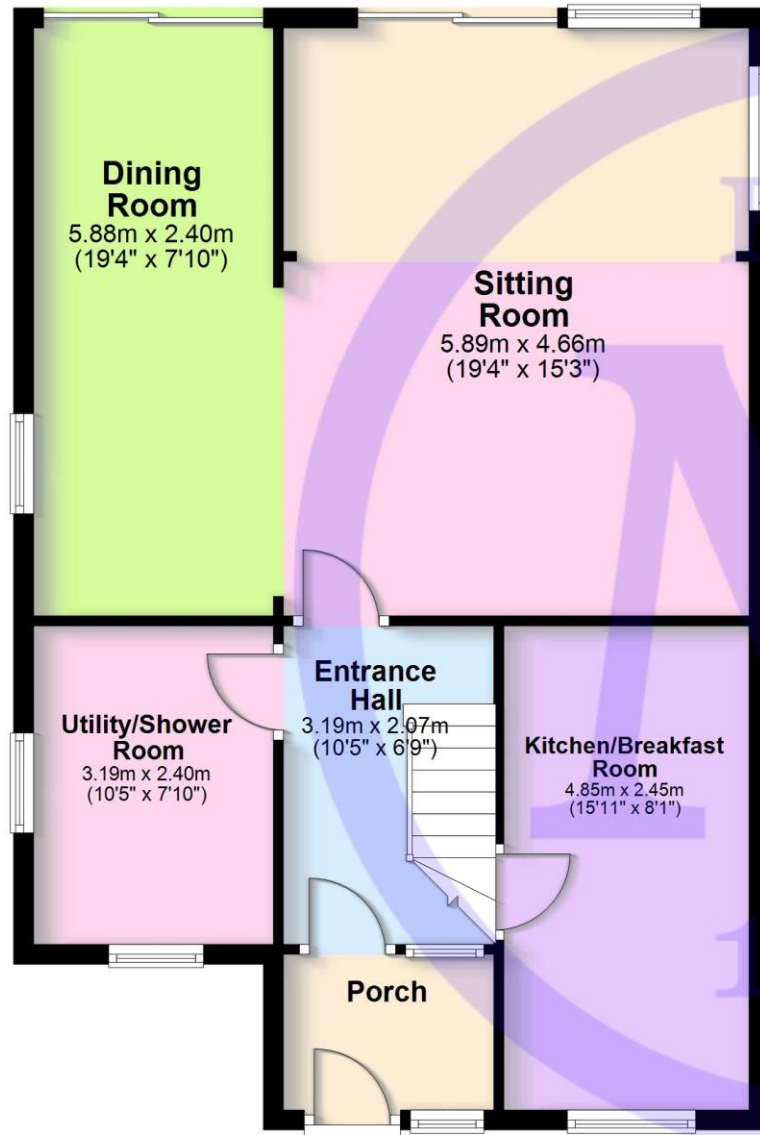


Services

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

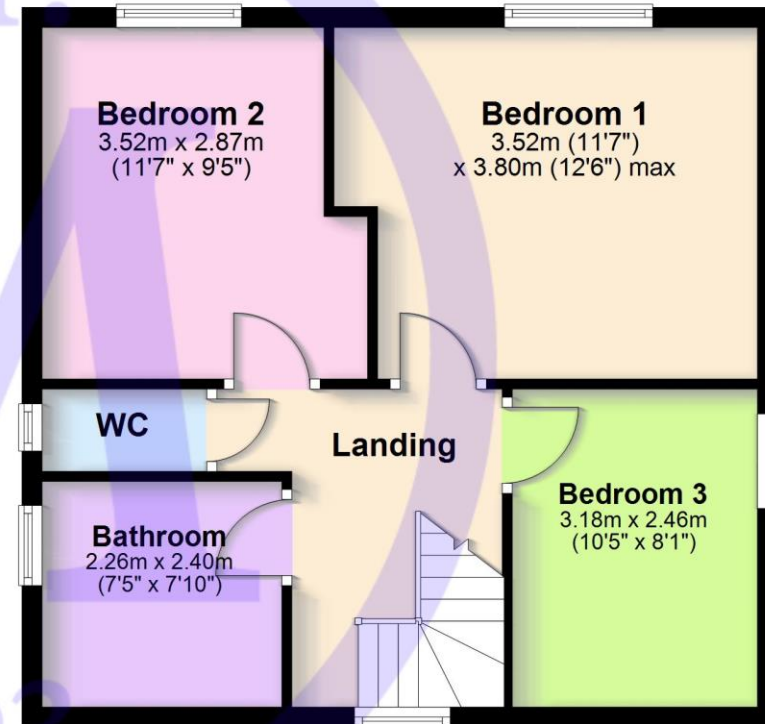
Ground Floor

Approx. 73.3 sq. metres (788.7 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



Total area: approx. 122.6 sq. metres (1320.0 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.'

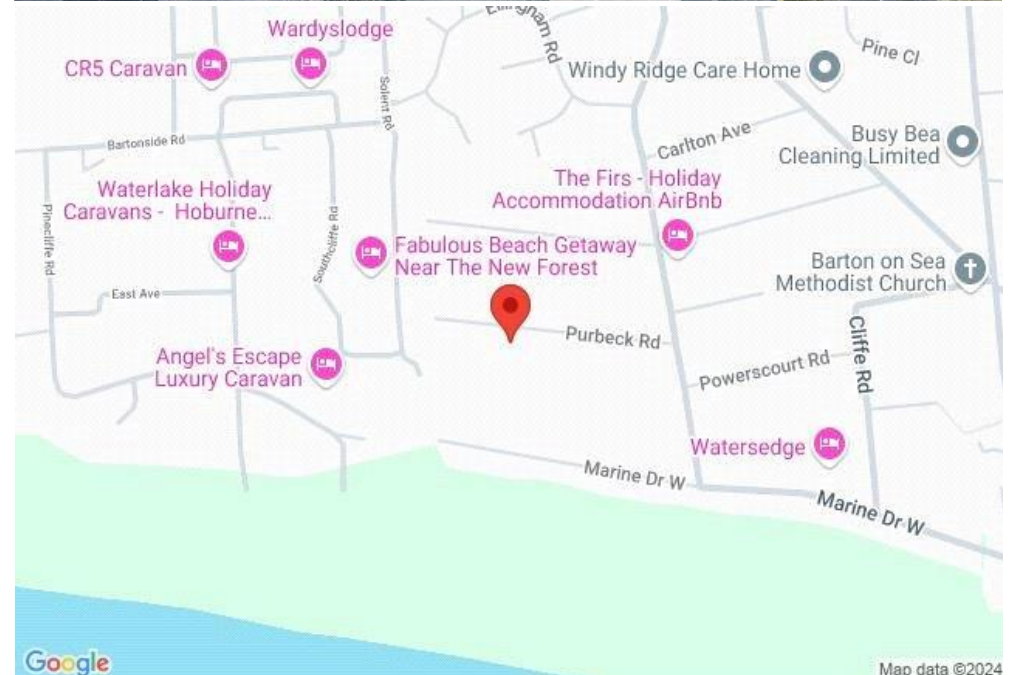
Plan produced using PlanUp.

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, 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. Upon reaching the T junction turn right onto Christchurch Road. After approximately half a mile turn left onto Western Avenue. Take the fourth right into Purbeck Road where the property will be seen towards the end on the left hand side.





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