



33 Southern Lane, Barton On Sea, BH25 7JB

£639,950

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*33 Southern Lane
Barton On Sea
New Milton
Hampshire
BH25 7JB*

This fantastic three double bedroom, two reception room chalet bungalow is ideally situated a short walk from the local shops and within easy reach of Barton on Sea clifftop and beach. The property offers bright and spacious accommodation with features including ground floor master bedroom and bathroom, sitting room and separate dining room, generous off road parking and private and secluded west facing garden.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Dining Room
- Ground Floor Bathroom
- Two Ground Floor Double Bedrooms
- First Floor Double Bedroom
- Driveway
- Sunny West Facing Garden



The Property

Entrance hall with stairs to first floor landing, double storage cupboard and central heating thermostat

The sitting room is a particular feature of the property. It benefits from a bright double aspect and sliding patio doors lead out to the patio and rear garden, there is also a feature fireplace with marble hearth and inset electric fire.

The kitchen/breakfast room has a bright double aspect, has recessed ceiling spotlights, a range of solid wood shaker style wall and base units with contrasting worktop, recently fitted four burner induction hob, stainless steel sink with mixer tap over and drainer, tiled splashback, eye level double oven and space and plumbing for a washing machine, tumble dryer, tall stand up fridge freezer and slimline dishwasher. There is also UPVC double glazed door leading to the rear lobby which also gives access to a separate cloakroom with WC and wall hung wash hand basin.

Rear lobby has tiled flooring, UPVC windows and two UPVC doors one leading out to the drive and the other leading to the rear garden.

The separate dining room situated at the front of the property has a large UPVC window, built in plantation shutters, recently carpeted flooring and picture rail. This room could double up as a fourth bedroom if required.

The ground floor bathroom has fully tiled walls and suite comprising corner shower cubicle with double opening shower doors, thermostatic shower attachment, separate panel bath with mixer tap over, wall hung wash hand basin, WC, Bidet and two heated towel rails.

On the ground floor there are two lovely double bedrooms with the master being situated at the front of the property and benefitting from a fantastic range of built in furniture, has a large UPVC window with built in plantation shutters and bedroom two enjoys views over the rear garden.

On the first floor is bedroom three which would also make an ideal home office. It is a lovely double bedroom with large UPVC window with built in plantation shutters, walk in loft space with the modern Worcester combination boiler giving plenty of storage.

The property has also been recently recarpeted and has modern glazing.





Gardens & Grounds

To the front of the property is a generous driveway accessed by two five bar gates with mature borders, high level hedging and recently fitted closeboard fencing making the front garden extremely secure.

The rear garden has been recently landscaped and now offers a large block pave patio with the rest of the garden laid to lawn with high level fencing and hedging making it extremely private and secluded, mature and colourful borders and large shed and summerhouse.



Services

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

EST.

Ground Floor

Approx. 122.8 sq. metres (1321.6 sq. feet)



First Floor

Approx. 45.2 sq. metres (486.2 sq. feet)



Total area: approx. 168.0 sq. metres (1807.8 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.

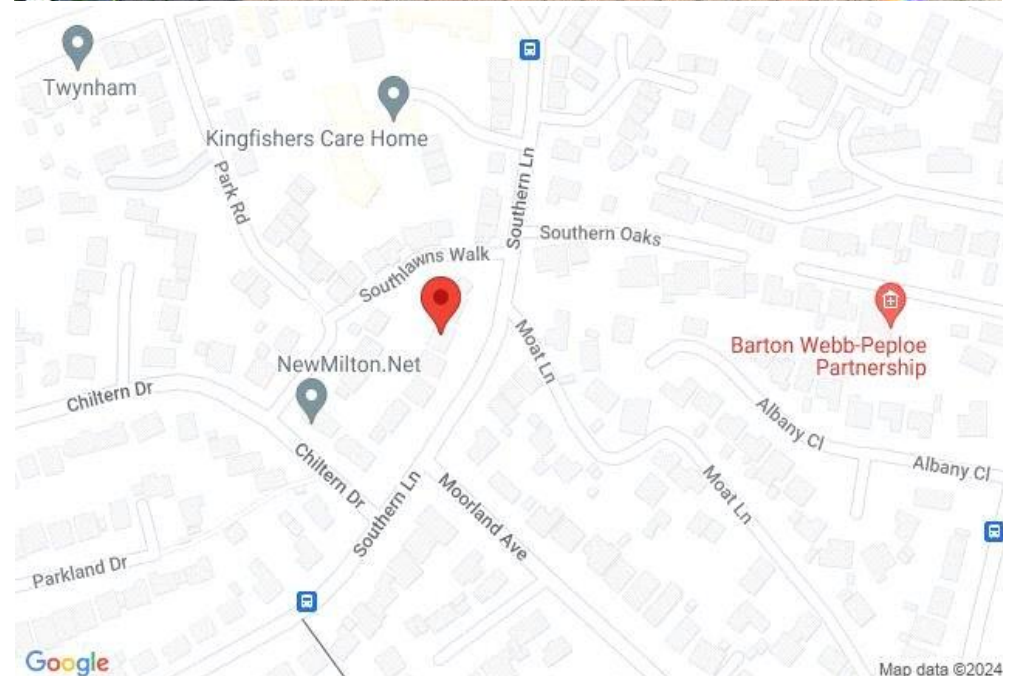
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Situation

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. Continue straight across the roundabout and upon reaching the T-junction turn right on to Christchurch Road. Turn immediately left into Southern Lane where the property will be found on the right hand side.





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

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

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