



*4 Albany Close, Barton on Sea, BH25 7HE*

£499,950

**Mitchells**  
1963 — TODAY





*4 Albany Close  
Barton on Sea  
New Milton  
Hampshire  
BH25 7HE*

A spacious and attractive two double bedroom detached bungalow set on a lovely mature plot in a highly sought after and peaceful location within easy reach of both New Milton town centre and Barton On Sea clifftop and beach. The property is offered with no forward chain and other feature include a good sized double aspect sitting room, a large kitchen/breakfast room and a lovely private garden to the rear.

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





## The Property

Good sized entrance porch/sunroom with a lovely outlook to the front, UPVC double glazed doors and windows and tiled flooring.

Entrance hall with double cloaks cupboard, airing cupboard, trap to the roof space and further storage cupboard.

Lovely double aspect sitting/dining room with double glazed sliding patio doors to outside and a lovely outlook over the gardens.

Good sized kitchen/breakfast room fitted with a range of timber effect wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for washing machine and tall fridge freezer, ample room for breakfast table, UPVC double glazed door to outside, boiler cupboard housing a wall mounted Baxi gas fired boiler and a private outlook over the rear garden.

Two double bedrooms, one with an excellent range of built in bedroom furniture.

Bathroom fitted with a white suite comprising a panel bath with an independent Mira shower over, wash basin, chrome ladder style heated towel rail and attractive tiling.

Separate WC fitted with a white suite with attractive wall tiling.





## *Gardens & Grounds*

The property sits on a good sized mature plot with a tarmac driveway extending along one side of the property providing good off road parking and leading to the detached garage with a pitched roof and up and over door. The remainder of the front garden is laid mainly to lawn with mature conifer and shrub borders.

Adjoining the rear of the property is an area of textured paved patio with the remainder laid mainly to lawn with mature hedging providing a good degree of privacy.

## *Services*

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

## Floor Plan

Approx. 90.8 sq. metres (976.8 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.

**4 Albany Close, 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 turn right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the third right into Albany Close where the property will be found on the left hand side.







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