



30 Sea Road, Barton on Sea, BH25 7NE

£539,950

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*30 Sea Road
Barton on Sea
New Milton
Hampshire
BH25 7NE*

An attractive and immaculately presented three bedroom detached bungalow situated in a fantastic position within easy walking distance of Barton On Sea clifftop and beach. The property is offered with no forward chain and other features include a good sized kitchen/breakfast room, a modern luxury shower room, a UPVC double glazed conservatory, easily maintained gardens, excellent off road parking and an internal viewing is recommended to fully appreciate the size of the property.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Three Bedrooms
- Shower Room
- Off Road Parking
- Detached Garage
- Private Gardens
- No Forward Chain



The Property

UPVC double glazed entrance porch with doors to both the kitchen and entrance hall.

Entrance hall with trap to the roof space, cloaks cupboards and airing cupboard.

Double aspect sitting/dining room with a feature stone fireplace with an inset flame effect electric fire and arch leading through to the UPVC double glazed conservatory with a solid roof, low level cavity brick walls, attractive Parquet flooring, an outlook over the rear garden and a casement door onto the patio.

Kitchen/breakfast room fitted with a range of timer effect wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, integrated electric oven, gas hob and extractor, wall mounted gas fired boiler, space for slimline dishwasher, washing machine and tall fridge freezer, ample room for kitchen table, a double aspect and recess ceiling spotlights.

Three good sized bedrooms.

Fully tiled modern shower room fitted with a white suite comprising a large shower cubicle with a thermostatic control shower and glass shower screen, wash basin with storage beneath, WC, tiled flooring and ladder style heated towel rail.

Gas fired central heating & UPVC double glazing.





Gardens & Grounds

The property sits on a well landscaped plot with the front garden laid mainly to decorative stone with a low stone wall driving from the pavement.

A block paviour driveway extends along the side of the property providing good off road parking.

Adjoining the rear of the property is an area of Indian sandstone patio leading to a small area of lawn with mature trees and shrubs, timber garden shed and all enjoying a sunny westerly aspect.

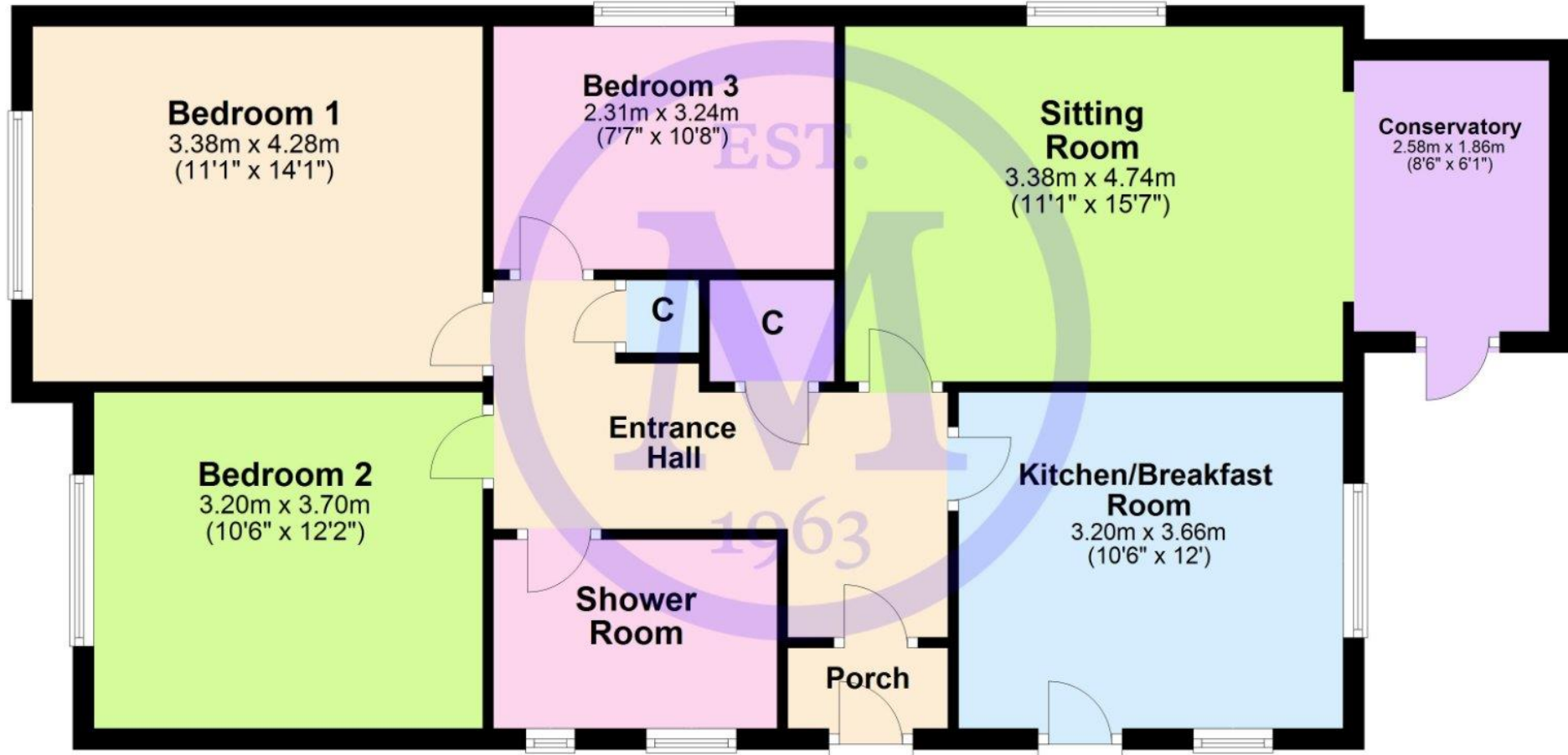
Detached garage with up and over door, power and light.

Services

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

Floor Plan

Approx. 86.4 sq. metres (930.2 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.

30 Sea Road, 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. At the roundabout continue straight across. Upon reaching the T junction turn right onto Christchurch Road. After approximately a third of a mile turn left into Sea Road where the property will be found on the right hand side.





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