



22 Seafield Close, Barton on Sea, BH25 7HR

£749,950

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*22 Seafield Close
Barton on Sea
New Milton
Hampshire
BH25 7HR*

A deceptively spacious three bedroom chalet style residence situated within a quiet cul-de-sac, just a stone's throw from Barton on Sea clifftop and beach. The property has been modernised in recent years and features a kitchen/dining room with bi-fold doors opening onto the rear garden, a large sitting room, a garden room with doors leading to the rear garden, a ground floor bedroom with an en-suite shower room, a ground floor WC, two first floor bedrooms, a modern bathroom, a separate study, a private rear garden, two garages, and ample off road parking. The location is particularly convenient, being just a ten minute walk from the beach and coast.

- Modernised Chalet Style Residence
- Spacious Kitchen/Dining Room
- Sitting Room
- Conservatory Onto Rear Garden
- Ground Floor Bedroom With An En-Suite
- First Floor Family Bathroom
- Two First Floor Bedrooms
- Separate Study
- Two Garages & Off Road Parking
- Private & Secluded Rear Garden



The Property

Entrance hall with stairs to the first floor and a door leading to the ground floor WC.

Kitchen/dining room with a generous range of shaker style wall and base units, a contrasting worktop, a five burner gas hob with an extractor fan above, raised double electric ovens, space and plumbing for a washing machine, an inset sink unit with mixer tap, a large island with oak worktop and breakfast bar, and bi-fold doors onto the rear garden.

This leads into the sitting room, which features parquet flooring, space for a three piece suite, and sliding doors onto the garden room.

The garden room benefits from double casement doors opening onto the rear garden, with a solid roof and UPVC double glazed windows.

Ground floor double bedroom with a pleasant outlook over the front, fitted wardrobes, and a door leading to the en-suite shower room. The modern suite comprises a WC, a pedestal wash hand basin with mixer tap, a chrome ladder style heated towel rail, and a corner shower cubicle with a waterfall shower attachment.

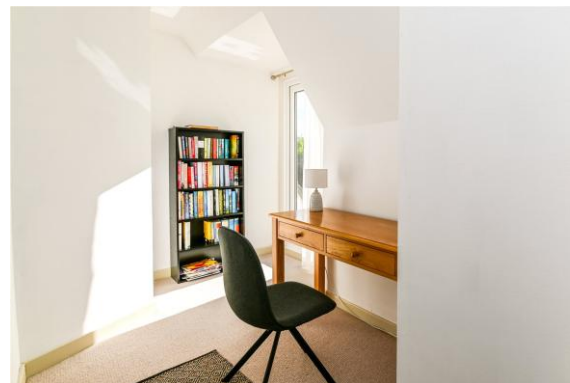
First floor landing with a cupboard housing the hot water cylinder, providing access to the study, which has a door leading onto the balcony overlooking the rear garden.

Bedroom two is currently laid out as a twin bedroom with fitted wardrobes.

Bedroom three is a large double bedroom with a fitted wardrobe and an outlook over the rear garden.

Family bathroom with tiled flooring, part tiled walls, UPVC double glazed windows, and a suite comprising a P-shaped bath with glass shower screen and shower attachments, a wash hand basin with mixer tap and storage beneath, a WC, and a ladder style heated towel rail.

The property also benefits from granted planning permission which will convert one of the garages into a bigger kitchen/family room and also gives permission to create two further bedrooms upstairs. The full planning details are available upon request and can be found on the NFDC planning website with the reference 22/10099.





Gardens & Grounds

22 Seafield Close sits on a fantastic plot towards the end of a quiet cul-de-sac. To the front of the property is a large shingle driveway providing off road parking for three to four vehicles, mature hedging, and access to the two garages.

The rear garden enjoys a great deal of privacy and seclusion, with a sunny southerly aspect. An area of patio adjoins the rear of the property, with raised beds filled with mature shrubs surrounding the borders, and the rest is mainly laid to raised shingle.

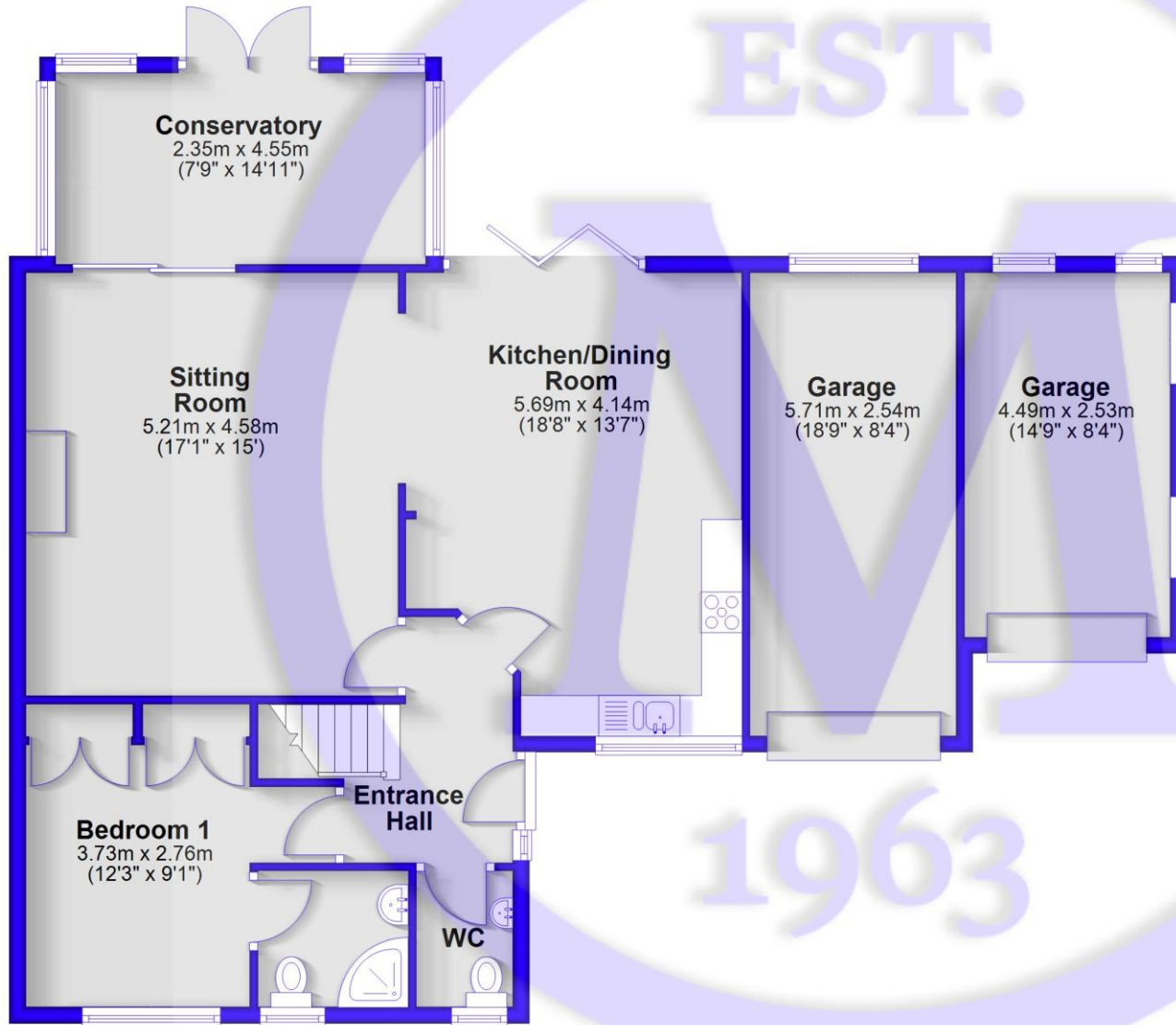
A pedestrian gate leads to the side of the property, where there is an additional area of garden that could be opened up to create a larger rear garden.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: TBC
- Energy Performance Rating: C

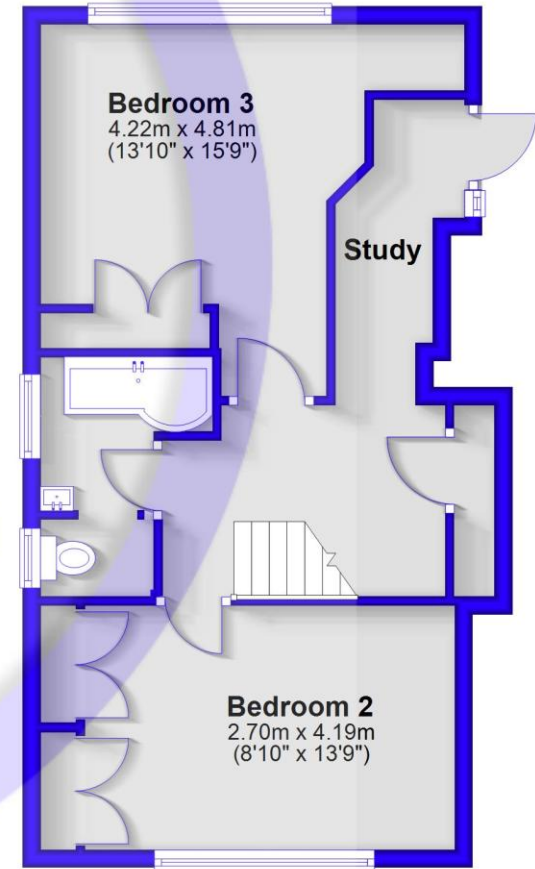
Ground Floor

Approx. 108.2 sq. metres (1165.1 sq. feet)



First Floor

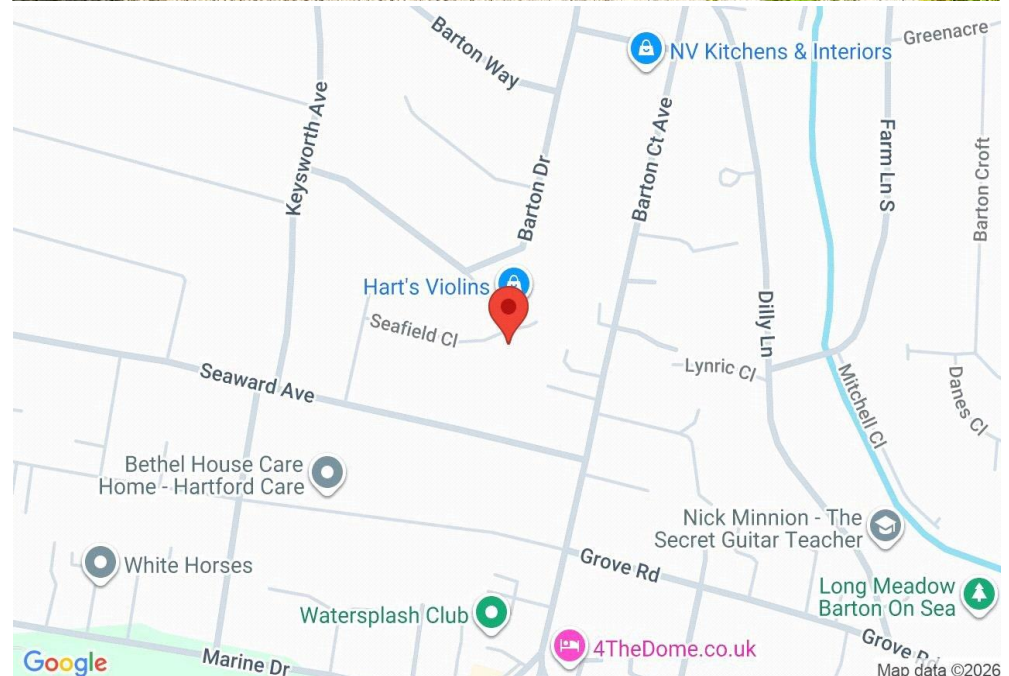
Approx. 44.3 sq. metres (476.6 sq. feet)



Total area: approx. 152.5 sq. metres (1641.7 sq. feet)

Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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