

18 The Cottages, 2 Marine Drive, BH25 7EF

£475,000

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18 The Cottages
2 Marine Drive
Barton on Sea
Hampshire
BH25 7EF

A unique opportunity to purchase this three bedroom Pennyfarthing built townhouse situated just a stone's throw of Barton On Sea's clifftop and beach and benefits from sea views, a modern kitchen, a master bedroom with an en-suite and a secluded garden.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Conservatory
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Secluded Garden
- Parking
- Garage
- Chain Free





The Property

The front door leads through to the entrance hall with timber effect flooring which continues through the whole of the ground floor, stairs to the first floor landing, central heating thermostat and a radiator.

The ground floor cloakroom with suite comprising a pedestal wash hand basin with a tiled splashback, WC, radiator and a UPVC window.

The sitting room is a particular feature of this property with a bright southerly aspect, feature fireplace with ornate surround and inset electric fire, TV aerial point, understairs storage cupboard, smooth textured ceilings and archway leading through to the dining room.

The dining room gives ample space for furniture with sliding patio doors leading through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, UPVC double glazed windows, double doors leading out to the patio and rear garden, polycarbonate roof, power, lighting, underfloor heating and enjoys views over the rear garden.

The kitchen has been recently refitted with features including a fantastic range of light grey wall and base units with a contrasting worktop, one and a half bowl sink with mixer tap over and drainer, four burner Lamona hob with extractor fan over, eye level Hotpoint double oven, space and plumbing for a washing machine and tumble dryer and space for a tall stand up fridge freezer.

On the first floor landing is a hatch to the loft space, airing cupboard housing the Megaflow pressurised hot water cylinder with further space for storage.

The master bedroom is situated at the front of the property with a good range of built in storage, ample space for a king sized bed, enjoys sea glimpses and also benefits from having its own en-suite shower room comprising a corner shower cubicle with sliding glass shower doors and thermostatic shower attachments, WC, pedestal wash hand basin with mixer tap over, radiator and UPVC window.

On the first floor are two further double bedrooms both enjoying views over the rear garden.

Family bathroom comprising a panel bath with mixer tap over and hand held shower attachment, glass shower screen, WC, pedestal wash hand basin with mixer tap over, radiator, fully tiled walls and light with built in shaver point.

















Gardens & Grounds

To the front of the property is a block paviour driveway giving access to the parking spaces, visitors parking and garage.

The property benefits from having a single garage with up and over door and a pitched tiled roof.

To the rear of the property is a beautifully landscaped and secluded garden surrounded by high level fencing with mature and colourful borders with the rest of the garden laid to hard landscaping for ease of maintenance.

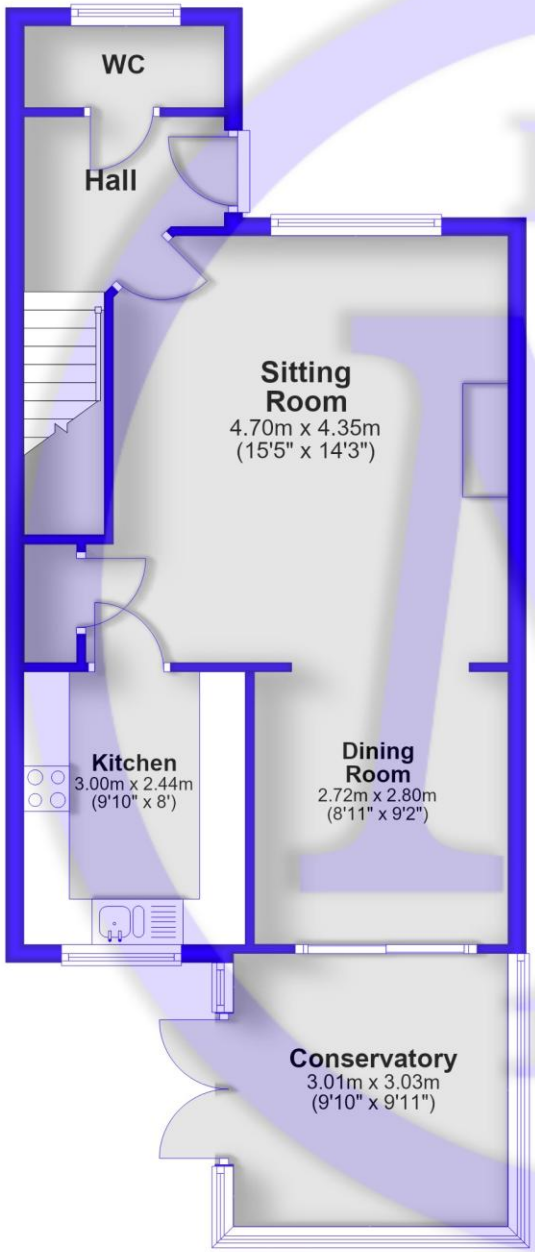
The property is offered with vacant possession and a viewing is highly recommended.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: To be confirmed

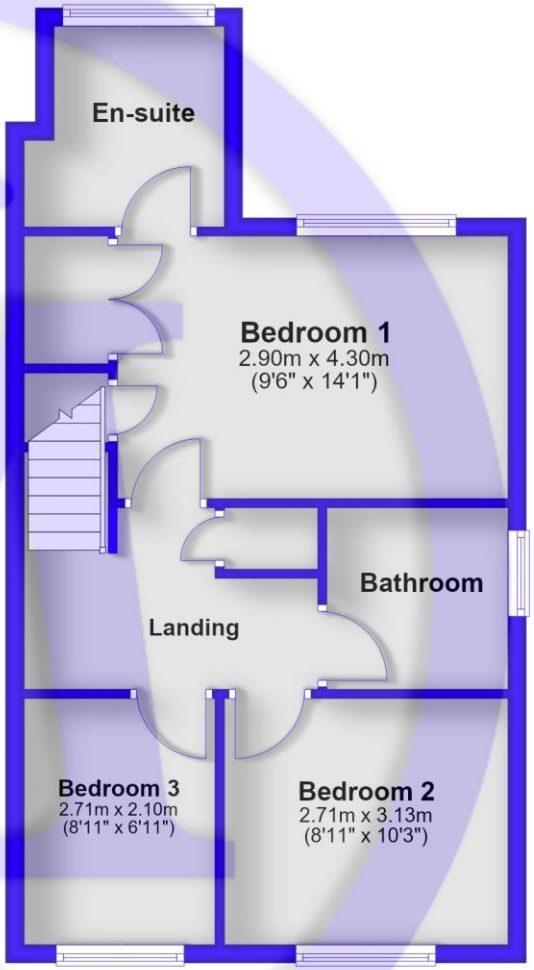
Ground Floor

Approx. 56.2 sq. metres (605.1 sq. feet)



First Floor

Approx. 46.3 sq. metres (498.3 sq. feet)

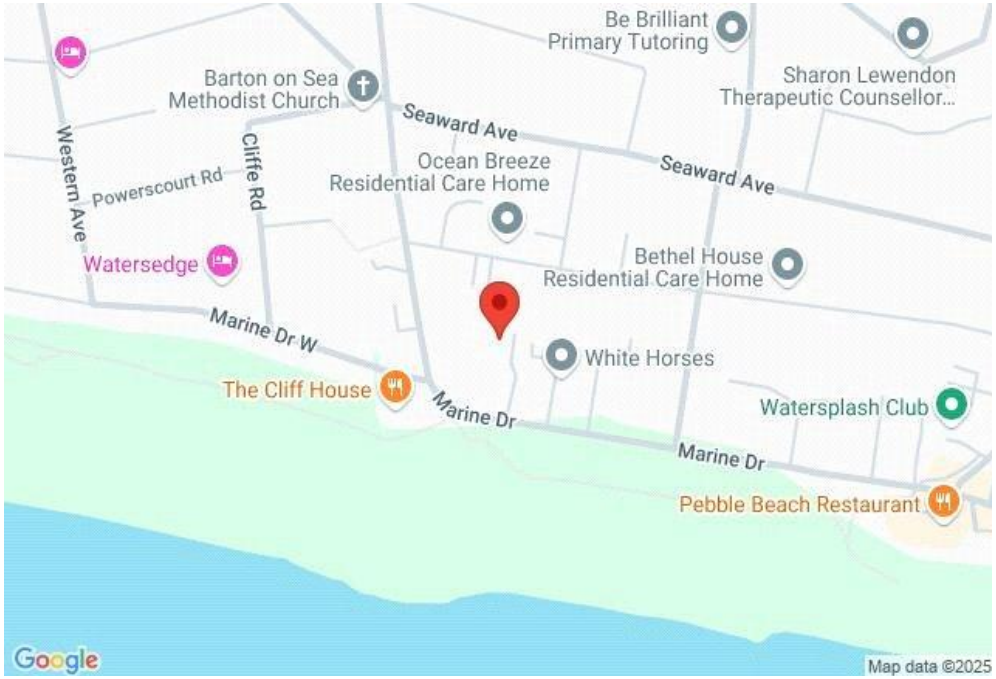


Total area: approx. 102.5 sq. metres (1103.4 sq. feet)

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.







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