



*19 Royston Place, Barton on Sea, BH25 7AJ*

*£460,000*

**Mitchells**  
1963 — TODAY







*19 Royston Place  
Barton on Sea  
New Milton  
Hampshire  
BH25 7AJ*

One of the sought after and spacious three bedroom Georgian style townhouses, situated in a peaceful and select development within easy reach of the beautiful Barton on Sea clifftop and beach. The property has been well maintained throughout and features a superb kitchen/dining room with doors opening onto the south-facing patio, three generously sized bedrooms, a modern bathroom and ground floor cloakroom, built-in wardrobes, a garage in a nearby block, and a private south-facing rear garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Three Bedroom
- Bathroom
- Garage
- Private Gardens



# The Property

Entrance hall with stairs to the first floor, low level storage, and an understairs storage cupboard.

Lovely sitting room with a feature fireplace and a private outlook to the front.

Kitchen/dining room fitted with a range of wall and base units, a contrasting timber effect worktop, an inset sink unit with a mixer tap over, an integrated electric oven, gas hob, and extractor, space for a tall fridge/freezer, washing machine, slimline dishwasher, and tumble dryer, tile effect flooring, space for a dining table, and sliding UPVC double glazed patio doors onto the rear garden.

Cloakroom fitted with a white suite.

First floor landing with trap to the roof space and a double airing cupboard.

Three bedrooms, including two large double bedrooms, all with built-in wardrobes.

Bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, a glass shower screen, wash basin, WC, timber effect flooring, and an extractor fan.







## *Gardens & Grounds*

The front garden is laid mainly to lawn, with a paved pathway leading to the covered entrance porch.

The rear garden is laid predominantly to patio, with a shingled area, conifer and shrub borders, a timber gate providing rear access, a sunny south-facing aspect, and a high degree of privacy.

There is a garage in a nearby block with an up and over door.

## *Services*

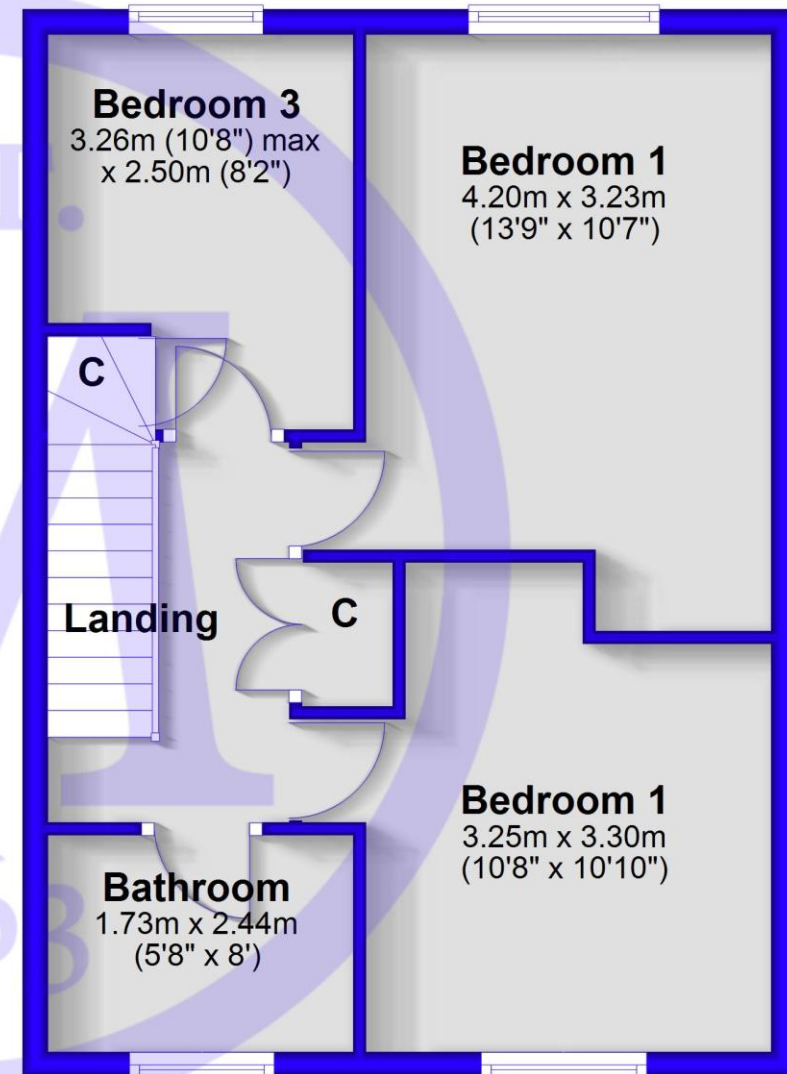
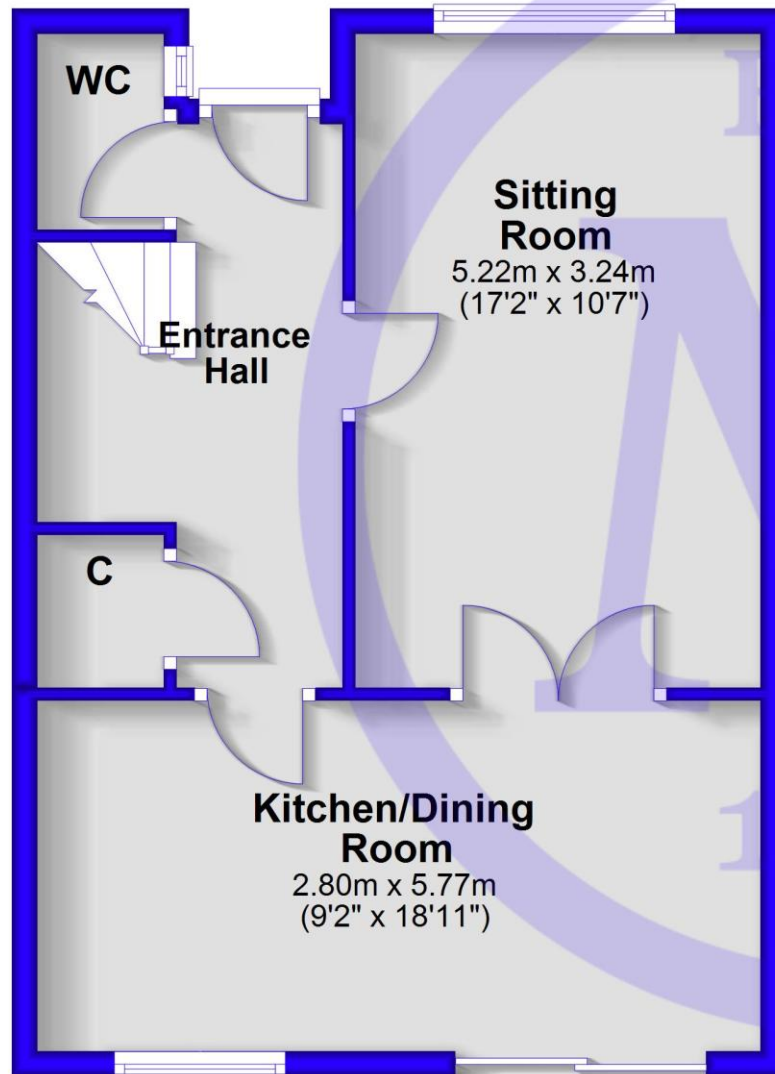
- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating D

## First Floor

Approx. 47.3 sq. metres (508.9 sq. feet)

## Ground Floor

Approx. 45.7 sq. metres (492.4 sq. feet)



Total area: approx. 93.0 sq. metres (1001.3 sq. feet)

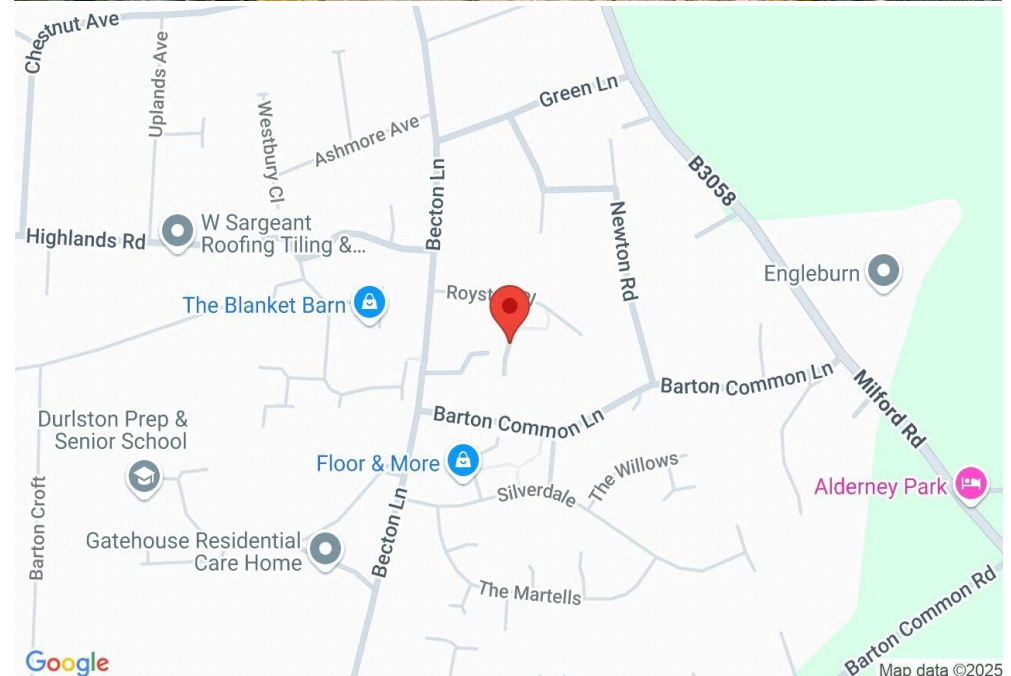


## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. At the roundabout turn right onto Lymington Road. Take the second turning left into Becton Lane. Take the third turning left into Royston Place and bear right where the property will be seen ahead of you.







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