



45 Chiltern Drive, Barton on Sea, BH25 7JZ

£465,000

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*45 Chiltern Drive
Barton on Sea
New Milton
Hampshire
BH25 7JZ*

An attractive two double bedroom, two reception room detached bungalow situated on a prominent corner plot in a sought after location within easy reach of Barton On Sea clifftop and beach. The property is offered with no forward chain and other features include en suite shower room to master bedroom, UPVC double glazed conservatory, superb double aspect sitting room, single garage and further off road parking and scope for further extension if required.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Two Double Bedrooms
- Bathroom
- Cloakroom
- En Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with UPVC double glazed front door and trap to roof space

Lovely double aspect sitting room with feature fireplace with timber mantle and tiled hearth

Separate dining room benefitting from a double aspect and twin UPVC double glazed doors onto the conservatory.

Kitchen fitted with a range of timber wall and base units with contrasting marble effect worktop with inset sink unit, space for tall fridge freezer, cooker and washing machine, boiler cupboard housing the Glow worm gas fired central heating boiler, part tiled walls, and an outlook over the rear garden.

Conservatory with UPVC double glazed construction, with a solid roof, timber effect flooring and a lovely outlook over the gardens.

Two double bedrooms, both with built in wardrobes with the large master bedroom benefitting from an end suite shower room comprising of fully tiled shower cubicle, wash basin and WC.

Fully tiled bathroom comprising cast iron bath, wash basin with storage beneath and attractive flooring.

Separate WC

Gas fired central and UPVC double glazing

No forward chain





Gardens & Grounds

The property sits on a prominent corner plot with front and rear garden mainly laid to well-kept lawn with colourful flower and shrub borders.

The driveway provides off road parking for one vehicle which leads to the single garage with up and over door, power and light. Passage through to the rear garden. Twin timber gates providing access to the paved area of hard standing providing additional off road parking, space for caravan or boat if required subject to any necessary positions.

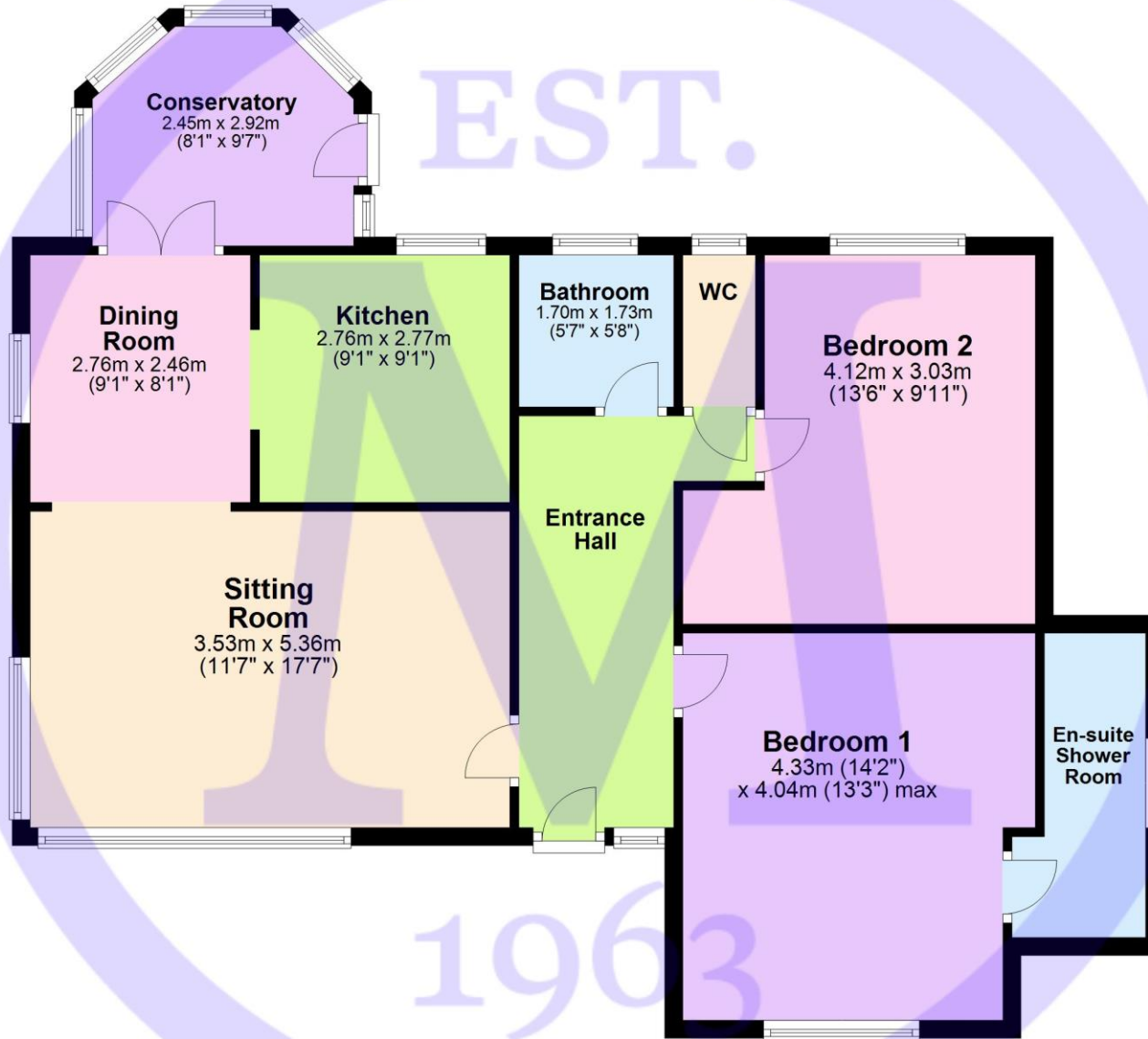
The rear garden is mainly laid to lawn, private patio area with well stocked and colourful beds and borders, summer house, green house and timber garden shed.

Services

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

Floor Plan

Approx. 90.9 sq. metres (978.4 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.

45 Chiltern Drive, 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 and upon reaching the T-junction, turn right onto Christchurch Road. Take the first left onto Southern Lane, second right onto Chiltern Drive where the property will be found on the Right hand side.





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