



25 Newton Road, Barton on Sea, BH25 7AS

£600,000

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*25 Newton Road
Barton on Sea
New Milton
Hampshire
BH25 7AS*

This beautiful two/three bedroom detached bungalow is ideally situated walking distance of both Barton On Sea clifftop and beach and New Milton town centre. The property offers bright and modern accommodation with features including a spacious sitting/dining room, two shower rooms, third bedroom/study, an adjoining garage/workshop and a beautifully landscaped and secluded garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Bedroom Three/Study
- Two Double Bedrooms
- Two Shower Room
- Garage/Workshop
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with strip timber flooring, single radiator, hatch to roof space, double coats cupboard and cupboard housing the Worcester combination boiler.

The sitting/dining room is a particular feature of the property with a bright and airy double aspect, a continuation of the strip timber flooring, double casement doors leading out to the patio and rear garden and an attractive bay window to the side.

The kitchen is fitted with a range of cream shaker style wall and base units with a contrasting timber effect worktop, a tiled splash back and built in appliances include a four burner gas hob with extractor fan over, eye level double oven, sink with drainer and mixer tap over, integrated dishwasher, space and plumbing for a washing machine, recess ceiling spotlights and a large UPVC window enjoying views over the attractive garden.

This opens through to a utility area with space for a tall stand up fridge freezer, useful coat hooks and a stable door leading to the patio and rear garden.

The master bedroom is situated at the front of the property with a fantastic range of built in wardrobes, a single radiator and an attractive bay window to the front.

Bedroom two is also a lovely double bedroom with built in wardrobes and a large UPVC window.

Study/third bedroom is situated at the rear of the property accessed via double casement doors with a large picture window enjoying attractive outlooks over the rear garden, a double radiator and a glazed door leading out to the patio and rear garden.

The main shower room has fully tiled walls and a modern suite comprising a WC, pedestal wash hand basin with mixer tap over, large walk in double shower with thermostatic shower attachments, useful shelving, a UPVC window and extractor fan.

The second shower room has been recently added and is fitted with a fantastic modern suite comprising a chrome heated towel rail, a corner WC, a large walk in shower thermostatic shower attachments, wall hung wash hand basin with mixer tap over, part tiled walls, extractor fan and a UPVC window.





Gardens & Grounds

To the front of the property is an attractive landscaped garden with driveway giving off road parking for approximately three vehicles.

To the rear of the property is a large patio with raised beds, a large area of lawn, an outside kitchen area, a side gate gives access to the front and double gates giving the possibility of parking a boat or caravan and giving access to the garage/worktop.

The single garage is now converted into a workshop with power and lighting, a useful work bench, a pitched roof with storage and a rear door gives access to a further area of garden with a garage garden shed measuring 12ft x 4ft.

The property must be viewed to be fully appreciated.

Services

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

Floor Plan

Approx. 115.5 sq. metres (1243.5 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.

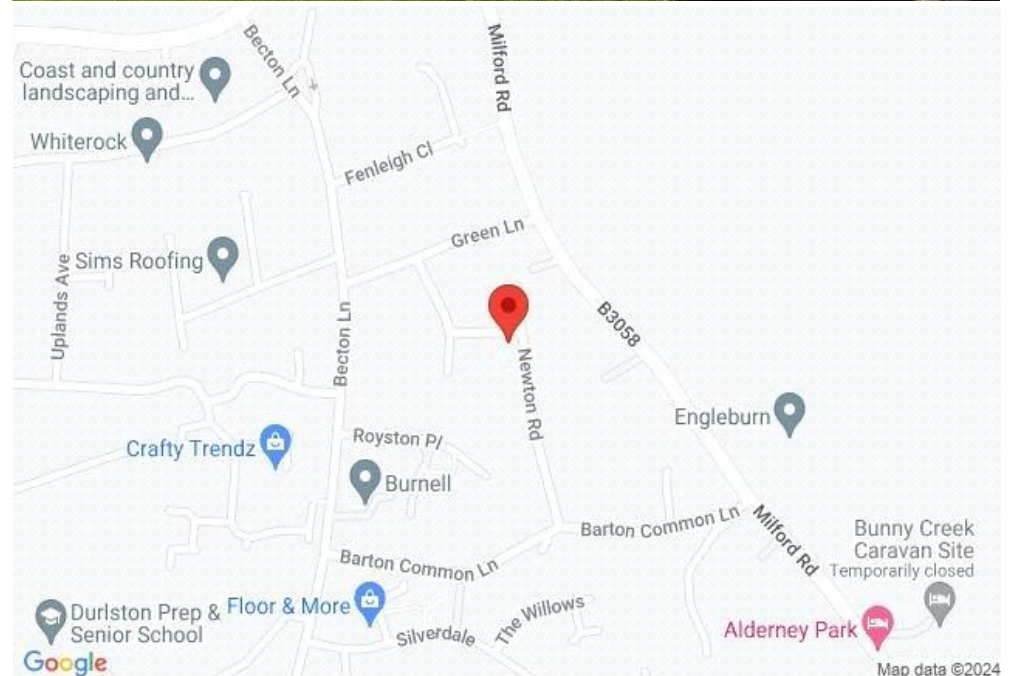
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Situation

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, Barton on Sea is an extremely popular choice for those relocating to the coast.

Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. At the roundabout continue straight across onto Milford Road. Take the second turning right into Barton Common Lane, first right into Newton Road where the property will be found after a short distance on the left hand side.





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