



1 Sunnyfield Road, Barton on Sea, BH25 7BZ

£585,000

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*1 Sunnyfield Road
Barton on Sea
New Milton
Hampshire
BH25 7BZ*

This attractive two double bedroom bungalow is situated in one of Barton On Sea's most sought after roads and is walking distance of Barton On Sea clifftop and beach. The property offers bright and spacious accommodation with features including a through sitting/dining room, a modern kitchen and bathroom, a beautifully landscaped garden and a driveway.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Rear Lobby
- Family Bathroom
- Two Double Bedrooms
- Secluded Garden
- Driveway
- Garage



The Property

Entrance hall with attractive picture rail, engineered wood flooring and two UPVC windows.

The sitting room has a continuation of the engineered flooring, a bright double aspect with two feature bay windows and opens through to the dining room with two UPVC windows, a UPVC door leading out to the patio and rear garden and doorway through to the kitchen.

The kitchen is fitted a modern range of shaker style wall and base units with a contrasting worktop, sink with mixer tap over and drainer, integrated appliances include a slimline dishwasher, washing machine, under counter fridge and freezer, four burner induction hob with extractor fan over, oven, breakfast bar, cupboard housing the electric metre and electrical consumer unit, wall mounted Worcester combination boiler fitted approximately one year ago, tiled flooring, tiled splashback and a UPVC window enjoying an outlook to the rear.

The rear lobby has a door leading out to the back garden, tiled flooring, polycarbonate roof and useful coat hooks.

Ground floor cloakroom with suite comprising a WC, wash hand basin with mixer tap over and storage beneath, UPVC window and radiator.

Family bathroom fitted with a modern suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, P shaped bath with mixer tap over and independent thermostatic shower attachments, UPVC window, part tiled walls and tiled flooring.

The two bedrooms are lovely double and both benefit from built in storage and feature bay windows overlooking the garden.

Central heating system including the radiators and the boiler were fitted approximately one year ago.

The whole bungalow was modernised approximately four years ago.





Gardens & Grounds

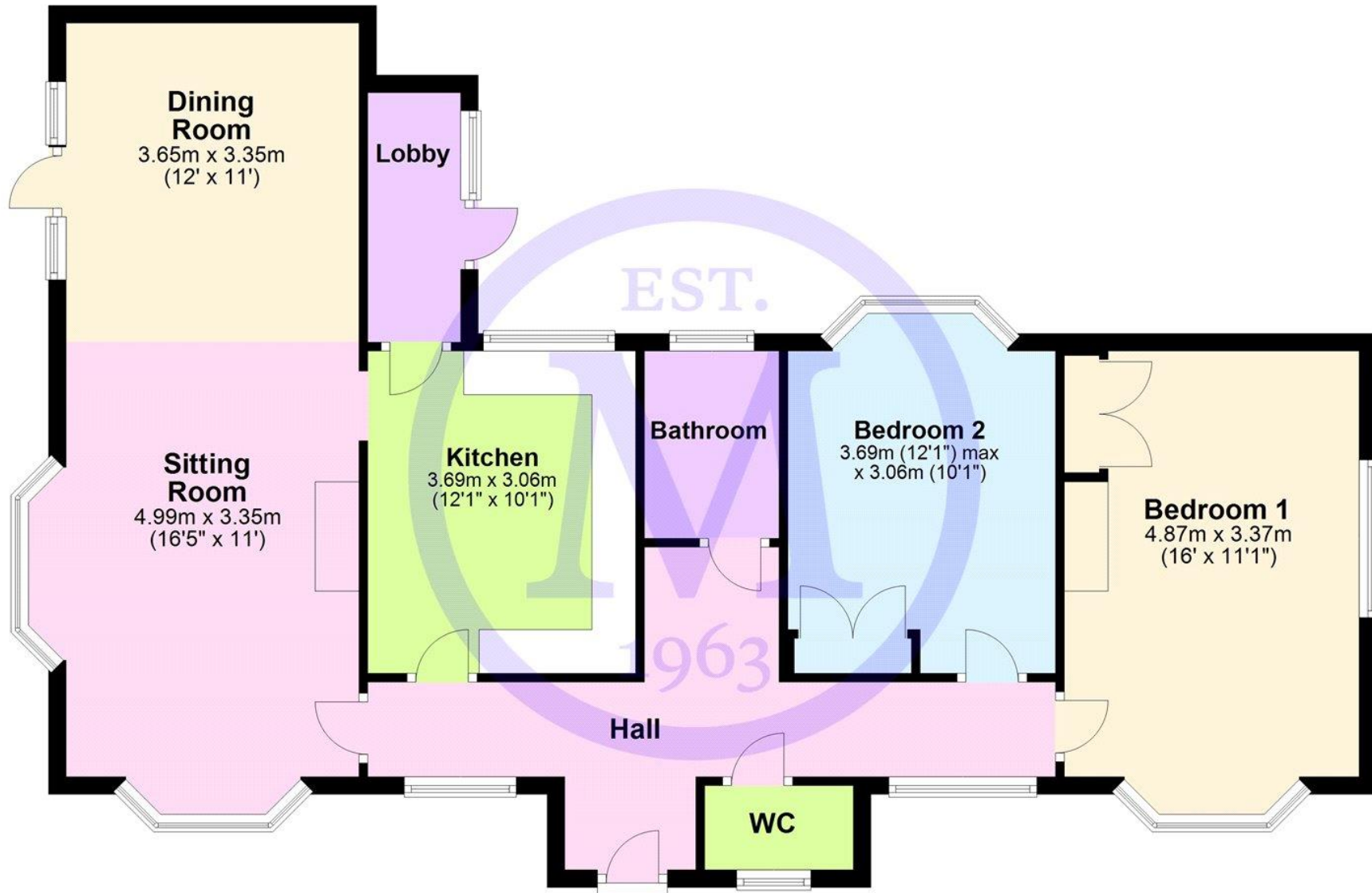
To the front of the property is a garage with a pitched tiled roof, power and lighting and a shingle driveway giving off road parking for approximately two vehicles. The rest of the garden is nicely secluded with high level fencing and hedging and has been beautifully landscaped with mature and colourful borders, two areas of lawn, patio and must be viewed to be fully appreciated.

Services

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

Floor Plan

Approx. 92.6 sq. metres (996.7 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.

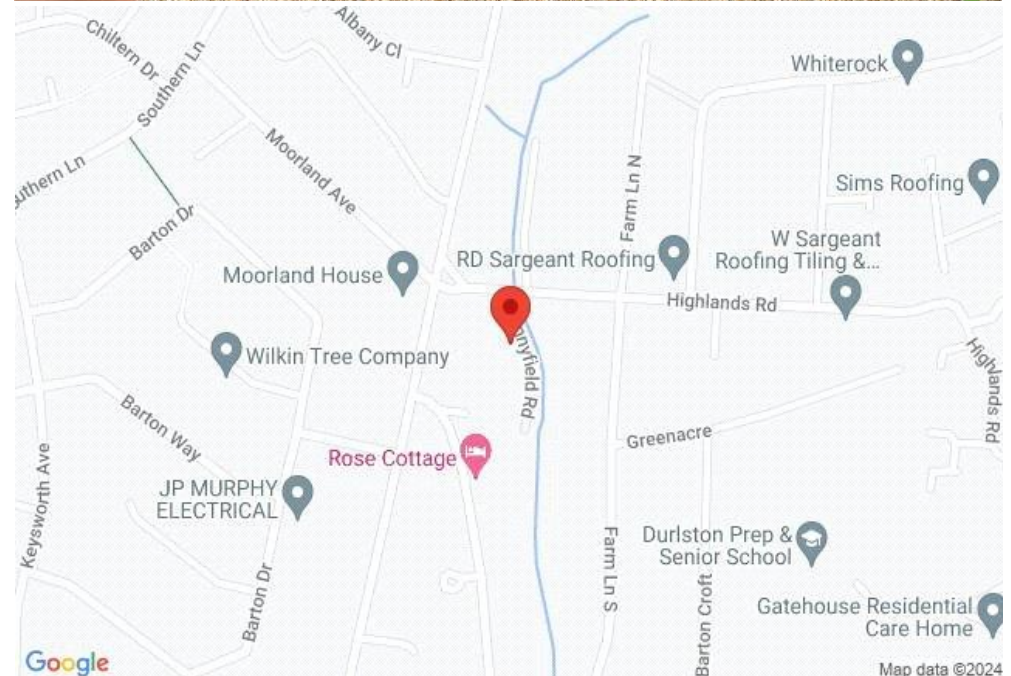
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Situation

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, a links style 27 hole golf course, 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. Take the second right into Barton Court Road, at the traffic lights continue across into Barton Court Avenue, take the second left into Highlands Road, immediately right into Sunnyfield Road where the property will be found after a short distance on the right hand side.





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