



*26 Sea Road, Barton on Sea, BH25 7NE*

*£489,950*

**Mitchells**  
1963 — TODAY



*26 Sea Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7NE*

A three double bedroom detached bungalow situated in a great position within easy walking distance of Barton On Sea clifftop and beach. Other features include an en-suite shower room to the master bedroom, a conservatory, a garage, a west facing rear garden and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch of a UPVC double glazed construction with a polycarbonate roof.

Good sized entrance hall with trap to the roof space, double aspect sitting room with timber fire surround with a stone backing and hearth and an inset living flame gas fire.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a solid roof, casement door onto the patio and an outlook over the rear garden.

Kitchen fitted with a range of wall and base units with a marble effect worktop and an inset sink unit, space for washing machine, slimline dishwasher, cooker, fridge and separate freezer, wall mounted Potterton gas fired boiler, timber effect flooring, part tiled walls, casement door to outside and an outlook over the rear garden.

Three double bedrooms with the master bedroom benefitting from built in wardrobes and an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle, wash basin and WC.

Bathroom fitted with a white suite comprising a panel bath with an independent thermostatic control shower over, wash basin with storage beneath, WC, part tiled walls and an extractor fan.

Gas fired central heating and UPVC double glazing.

No forward chain.





## *Gardens & Grounds*

The property sits on a lovely mature plot with the front garden laid mainly to lawn with a low brick wall dividing from the pavement, twin gates provide access to the driveway which intern leads to the detached single garage with a pitched roof, remote control roller door, power and light.

The rear garden has a good sized area of textured paved patio with the remainder laid mainly to lawn, vegetable bed and colourful flower borders. The property enjoys a sunny westerly rear aspect.

## *Services*

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



## Floor Plan

Approx. 85.1 sq. metres (915.9 sq. feet)



Total area: approx. 85.1 sq. metres (915.9 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.'

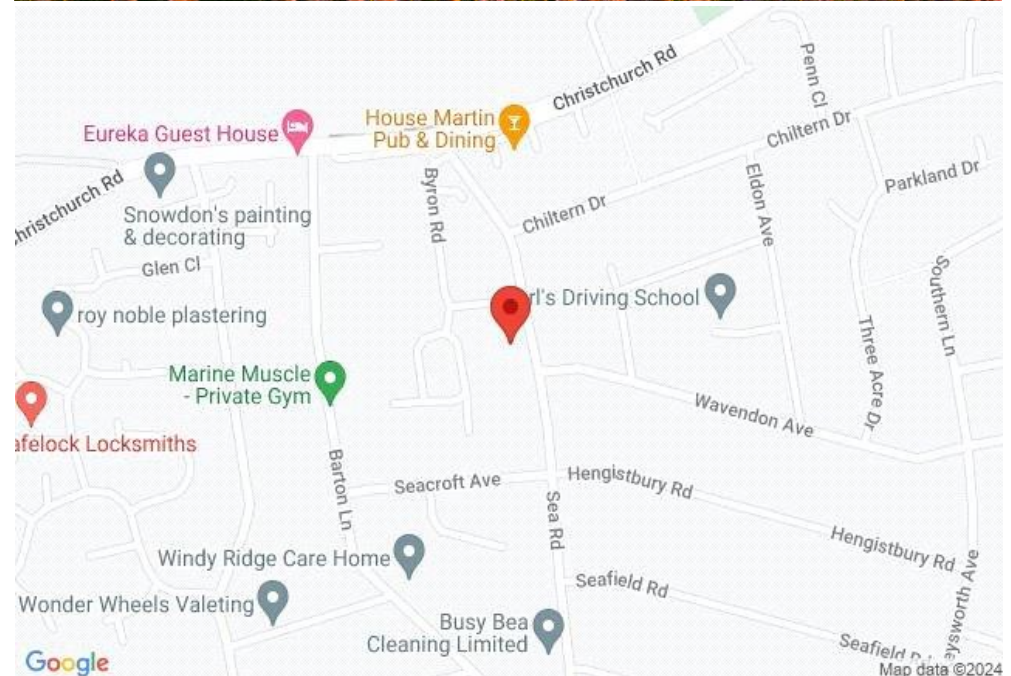
Plan produced using PlanUp.

## 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 proceed along Old Milton Road. At the roundabout continue straight across. Upon reaching the T junction turn right onto Christchurch Road. After approximately half a mile turn left into Sea Road where the property will be found on the right hand side.





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