



*31 Barton Drive, Barton on Sea, BH25 7JQ*

£509,950

**Mitchells**  
1963 — TODAY



*31 Barton Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7JQ*

A well-positioned three bedroom detached bungalow situated on a lovely private corner plot in a peaceful location within easy walking distance of Barton On Sea clifftop and beach. The property offers excellent scope for extension, if required, and other features include good off road parking, bay windows, a triple aspect sitting room, a westerly aspect to the rear and the property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Rear Lobby
- Cloakroom
- Three Bedrooms
- Bathroom
- Off Road Parking
- Private Gardens
- No Forward Chain



## The Property

Double glazed entrance porch with tiled flooring.

Entrance hall with trap to the roof space and storage cupboard.

Lovely triple aspect sitting room with feature arch window, a further bay window and a pleasant outlook over the gardens.

Kitchen fitted with a range of base units with a stone effect worktop and an inset sink unit, integrated electric oven, hob and extractor, wall mounted Worcester gas fired boiler, space for tall fridge freezer, larder cupboard and an outlook to the rear.

Three good sized bedrooms with the large main bedroom having a feature bay window and a range of mirror fronted wardrobes.

Fully tiled bathroom fitted with a white suite comprising a panel bath with an independent shower over and glass shower screen, wash basin and WC.

Cloakroom comprising a WC and hand basin.

The property is offered with vacant possession.





## *Gardens & Grounds*

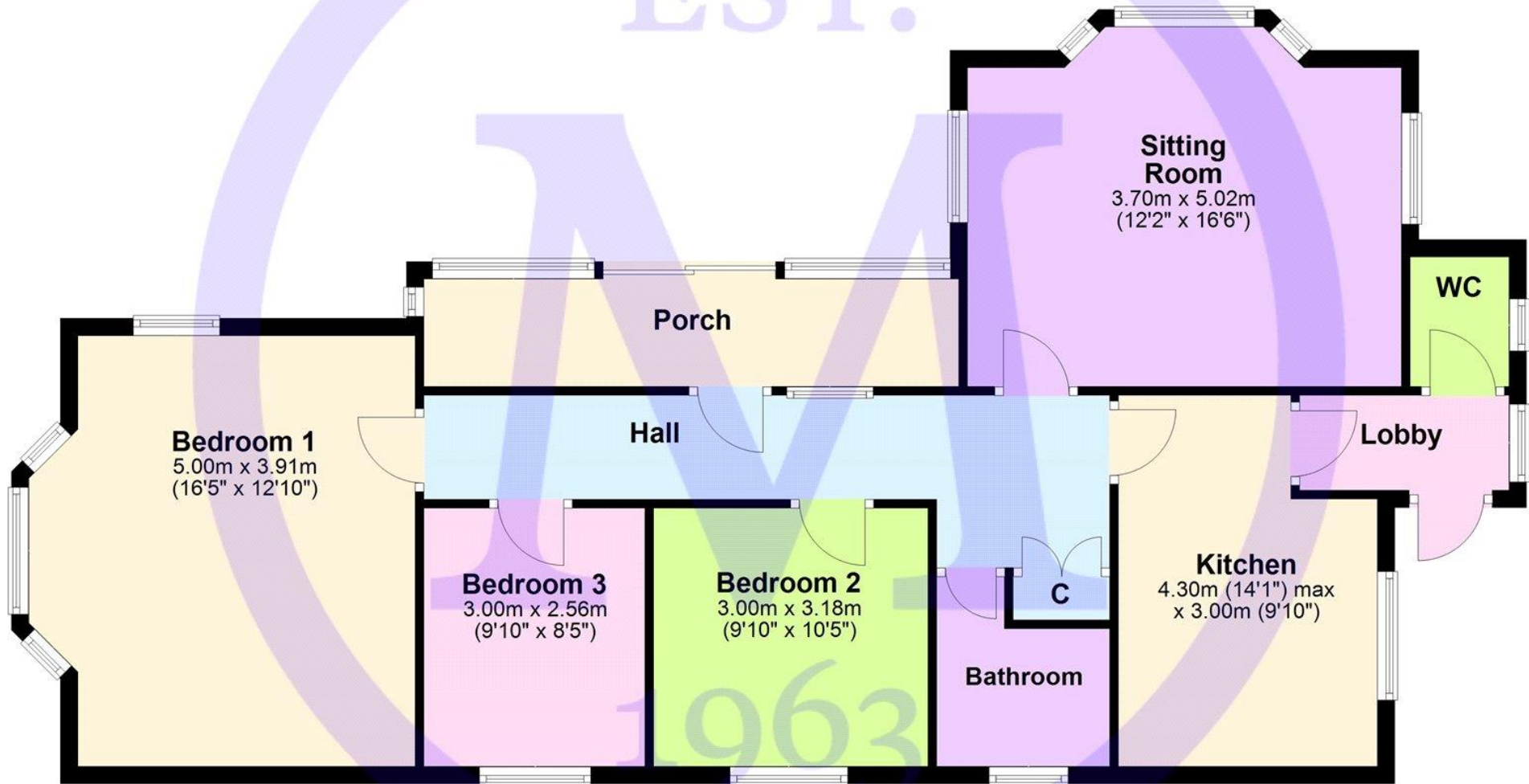
The property sits on a private corner plot with twin timber gates providing access to a tarmac driveway providing good off road parking. The garden extends to three sides of the property, all well screened by mature and high hedging and laid mainly to lawn with mature borders.

## *Services*

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

## Ground Floor

Approx. 101.1 sq. metres (1088.5 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.

**31 Barton 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 turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the fifth turning right into Barton Drive. At the T junction bear left where the property will be found on the right hand side.





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