



2 Fairfield Road, Barton on Sea, BH25 7NJ

£750,000

Mitchells
1963 — TODAY



*2 Fairfield Road
Barton on Sea
New Milton
Hampshire
BH25 7NJ*

A superbly positioned four bedroom high quality detached chalet style bungalow situated on a prominent corner plot in a sought after residential location within easy walking distance of Barton On Sea's clifftop and beach. The property has been comprehensively and professionally extended and refurbished in recent months and is now presented in first class order throughout. Other features of the property include a stunning large L shaped kitchen/dining room, a superb first floor bedroom suite, a useful separate utility room, landscaped gardens and an internal viewing is highly recommended to fully appreciate both the quality and size of the property.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Utility Room
- Three Ground Floor Bedrooms
- Ground Floor Bathroom
- First Floor Double Bedroom
- First Floor Bathroom
- Off Road Parking
- Landscaped Gardens
- Double Garage



The Property

Entrance hall with recess ceiling spotlights, stairs to the first floor and cloaks cupboard.

Superb sitting room with a feature UPVC double glazed bay window, recess ceiling spotlights and a lovely outlook.

Stunning kitchen/dining room with the kitchen area fitted with a good range of modern grey wall and base units with soft closing drawers and doors and oak worktops and upstands with a one and a half bowl sink unit with mixer tap over, integrated electric oven, combination oven, touch control hob and extractor, integrated fridge and separate freezer, integrated dishwasher, recess ceiling spotlights, attractive timber effect flooring, breakfast bar, UPVC double glazed casement doors onto the patio, ample room for dining table and a double aspect in the dining area giving a lovely outlook over the garden.

Useful separate utility room with a further range of modern grey wall and base units with soft closing drawers and doors and a timber effect worktop and upstands, inset sink unit with mixer tap over, wall mounted glow worm gas fired boiler space for washing machine and tumble dryer, space for tall fridge freezer and timber effect flooring.

Three ground floor bedrooms, two with feature bay windows.

Luxury ground floor bathroom fitted with a white suite comprising a panel bath with an independent shower over and glass shower screen, wash basin with storage beneath, WC, attractive tile effect flooring and a chrome heated towel rail.

First floor landing providing access to the superb bedroom suite with a double bedroom with twin double glazed Velux windows and adjacent is a particularly large bathroom fitted with a luxury white suite comprising a panel bath with mixer tap, separate shower cubicle with attractive tiling, his and hers wash basins, WC, twin UPVC double glazed windows, recess ceiling spotlights and a ladder style heated towel rail.





Gardens & Grounds

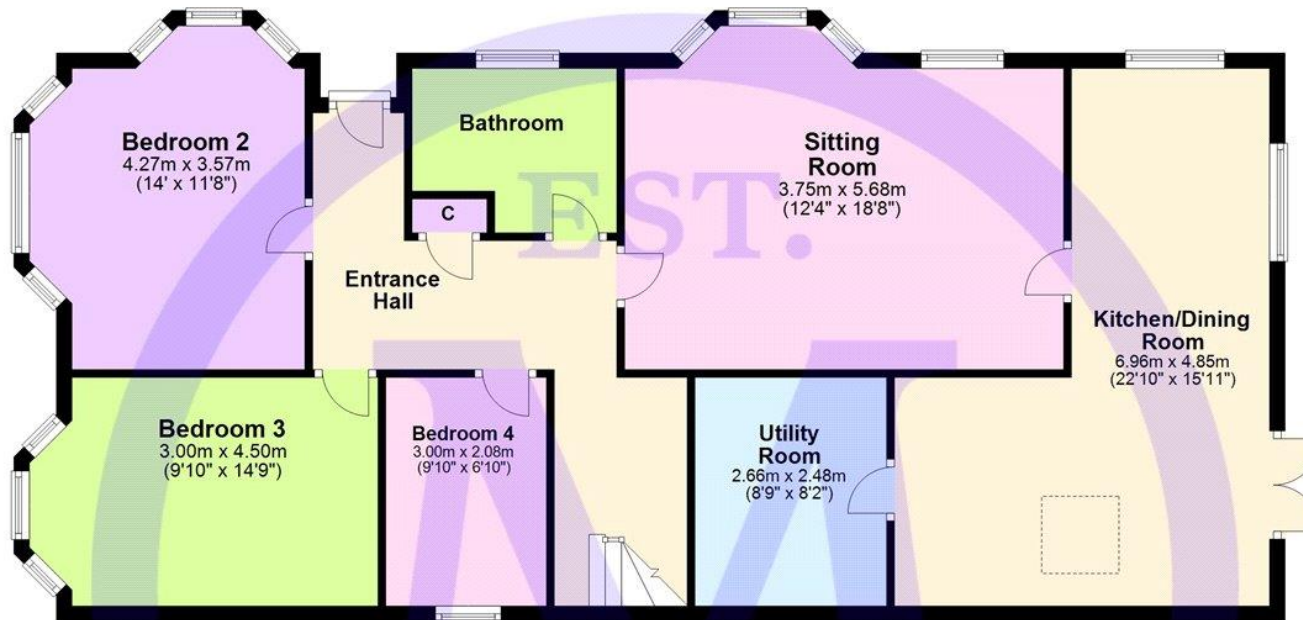
The property sits on a prominent landscaped corner plot with the front and side gardens laid mainly to lawn with well stocked and colourful flower and shrub borders and shingle pathway with decorative brick edging, twin timber gates provide access to the shingle driveway which intern leads to the detached double garage with an electrically operated roller door. The remainder of the garden is laid mainly to lawn with an Indian sandstone patio adjoining the kitchen/dining room.

Services

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

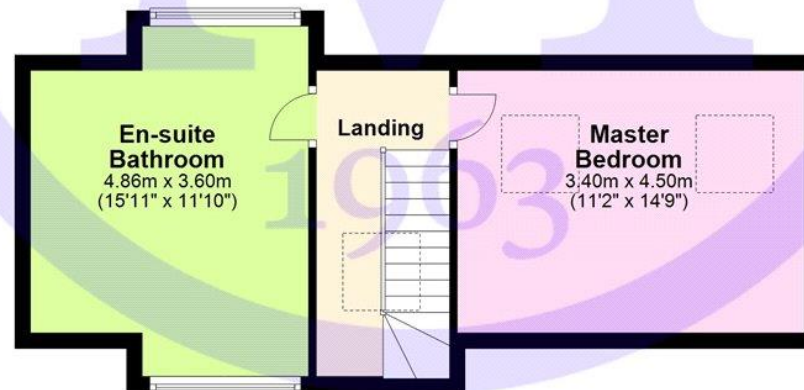
Ground Floor

Approx. 110.3 sq. metres (1187.4 sq. feet)



First Floor

Approx. 37.5 sq. metres (403.9 sq. feet)



Total area: approx. 147.8 sq. metres (1591.3 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.

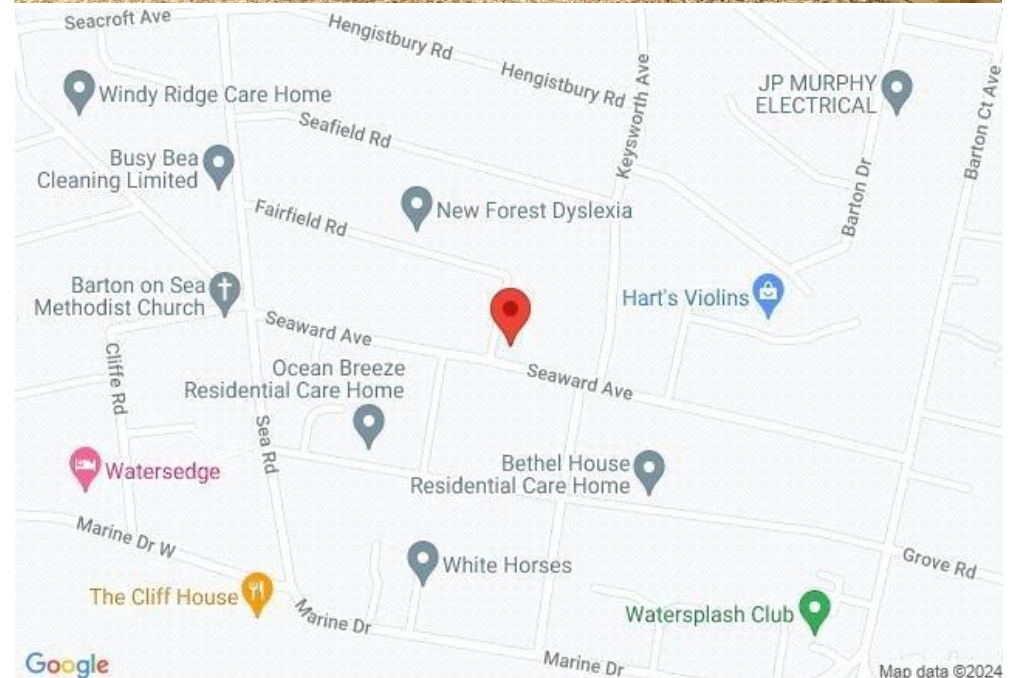
2 Fairfield Road, Barton on Sea, New Milton

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 turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Take the sixth turning right into Seaward Avenue and the third right into Fairfield Road where the property will be found immediately on the right hand corner.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

