



*4 Penn Close, Barton on Sea, BH25 7LE*

£475,000

**Mitchells**  
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*4 Penn Close  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LE*

A pleasant and well maintained two double bedroom detached bungalow which is situated in a quiet yet central cul de sac in Barton On Sea. The property offered for sale with vacant possession and features include a modern fully tiled shower room, a separate WC, a modern kitchen, a conservatory and a private west facing rear garden. Outside the property occupies a generous plot with a good sized driveway and a garage.

- Entrance Hall
- Sitting Room
- Separate WC
- Conservatory
- Kitchen
- Two Bedrooms
- Shower Room
- Driveway
- Garage
- Private Garden



## The Property

Spacious entrance hall with two built in cupboards and access into the partly boarded loft space via a ladder.

Separate WC with window and plumbing for a washing.

The sitting room is a generous space located to the front east side of the building with built in storage including a large display cabinet, an intact chimney currently inset with an electric living flame fire with stone surround and a large picture window.

Two double bedrooms both with built in wardrobes. Bedroom one with a large range of custom built wardrobes and matching drawer units, overhead storage, mirrored doors, wash hand basin inset into vanity unit and a pleasant westerly outlook over the rear garden.

The kitchen is located to the rear of the property with karndean flooring, a large range of matching gloss white wall and base storage cupboard and a contrasting marble effect stone worktop and breakfast bar. Integral items comprise of a double Hotpoint electric oven, Neff halogen hob, wall hung Worcester combination boiler, space for dishwasher or washer/dryer, a pleasant outlook over the rear garden and door leading into the conservatory.

Conservatory with glass roof, tiled flooring, radiator and casement doors leading onto the rear patio.

The shower room has fully tiled walls, a large walk in shower cubicle, wash hand basin inset into vanity unit with storage under, WC, radiator, tiled flooring and southerly facing windows.





## *Gardens & Grounds*

The property is set back from the road with a large area of lawn, various colourful beds, a block paved driveway offering parking for multiple vehicles and leading to the garage with side access to the left hand side of the property into the rear garden.

The rear garden is particularly private and west facing with a patio adjoining the rear with access via the conservatory. There are various colourful shrubs and trees giving a good degree of privacy, a garden shed and a private door into the side of the garage.

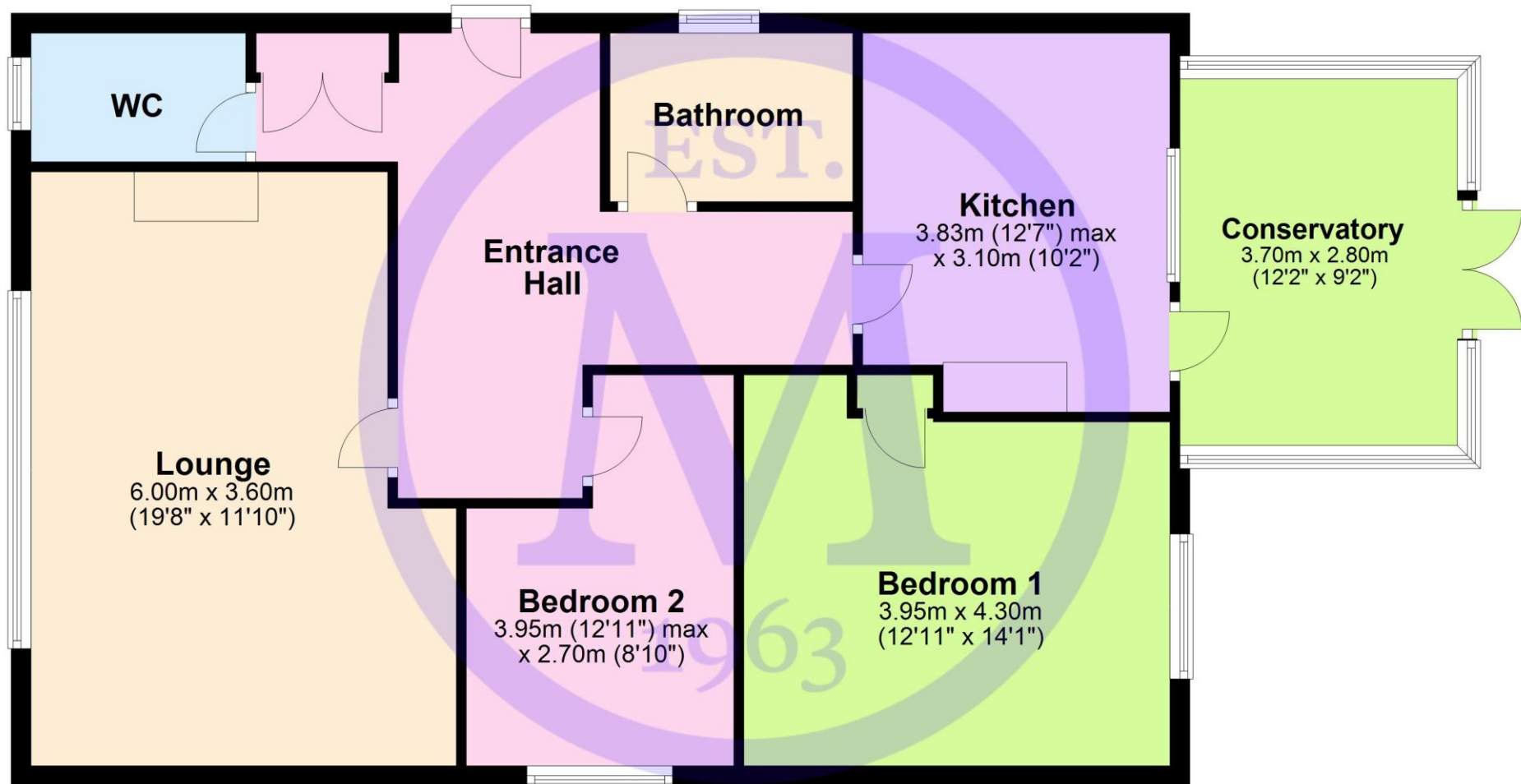
## *Services*

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



## Ground Floor

Approx. 95.7 sq. metres (1030.4 sq. feet)



Total area: approx. 95.7 sq. metres (1030.4 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.'

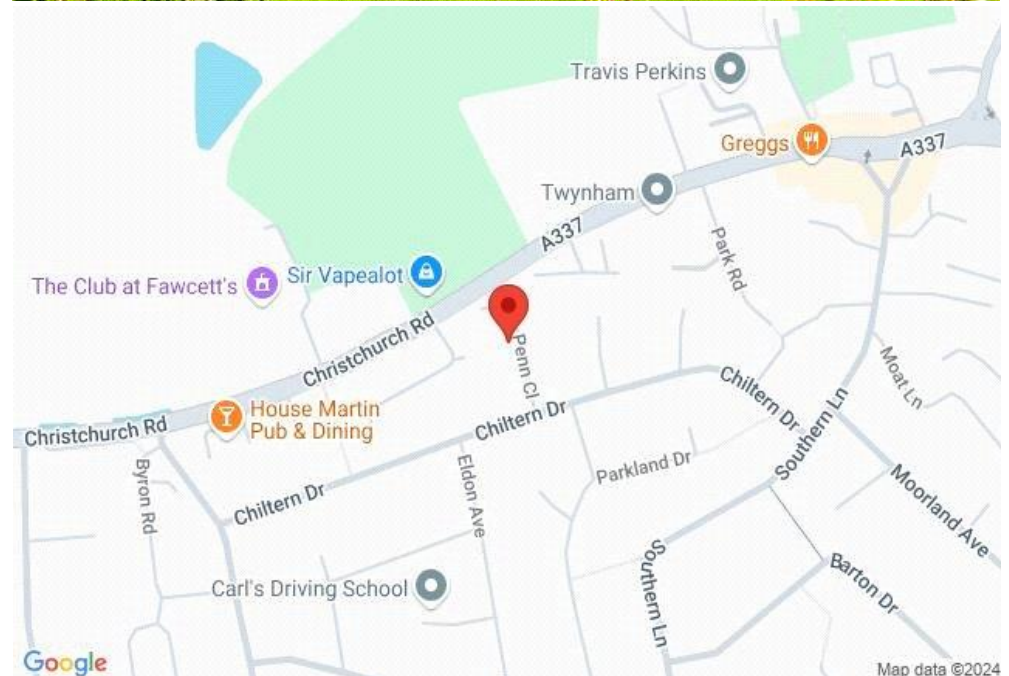
Plan produced using PlanUp.

## 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. Continue straight across the mini roundabout and upon reaching the T Junction turn right onto Christchurch Road. Take the first left into Southern Lane, first right into Chiltern Drive, fourth right into Penn Close where the property will be found on your left hand side.





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