



17 Ellingham Road, Barton On Sea, BH25 7RB

£390,000

Mitchells
1963 — TODAY



*17 Ellingham Road
Barton On Sea
New Milton
Hampshire
BH25 7RB*

A well-positioned and attractive two bedroom semi-detached bungalow situated in a peaceful and sought after location within easy walking distance of Barton On Sea clifftop and beach. The property benefits from a superb large UPVC double glazed conservatory, an adjoining driveway and garage, a modern kitchen and shower room, a separate cloakroom and a good sized private and south facing rear garden. An internal viewing is recommended to fully appreciate both the property and the plot.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Conservatory
- Inner Hall
- Cloakroom
- Shower Room
- Two Bedrooms
- Garage
- Off Road Parking
- Private Gardens



The Property

Entrance hall with a UPVC double glazed front door and attractive tiled flooring.

Lovely sitting/dining room with an outlook to the front and a stone fireplace with an inset living flame effect electric fire.

Modern kitchen fitted with a range of timber effect wall and base units with a contrasting worktop and an inset sink unit with mixer tap over, integrated double electric oven and electric hob, space for dishwasher, washing machine and fridge, recess ceiling spotlights, extractor fan, part tiled walls and under cupboard lighting.

Superb large conservatory with low level cavity brick walls, UPVC double glazed windows and a pitched polycarbonate roof along with casement doors onto the patio, attractive tile effect flooring and a lovely outlook over the gardens.

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

Two bedrooms both with a private outlook over the garden and one with two double built in wardrobes.

Fully tiled shower room comprising a large shower cubicle with a thermostatic control shower, wash basin with storage beneath, WC, tiled flooring, extractor fan, recess ceiling spotlights and a chrome ladder style heated towel rail.





Gardens & Grounds

The front of the property is laid mainly to lawn for ease of maintenance with a block paving pathway, a tarmac driveway providing off road parking and leading to the adjoining single garage with a pitched roof, up and over and personal door through to the rear garden.

Adjoining the conservatory is a large area of textured paved patio with the remainder laid mainly to lawn with well stocked and colourful flower and shrub borders, greenhouse, garden shed and all enjoying a sunny aspect.

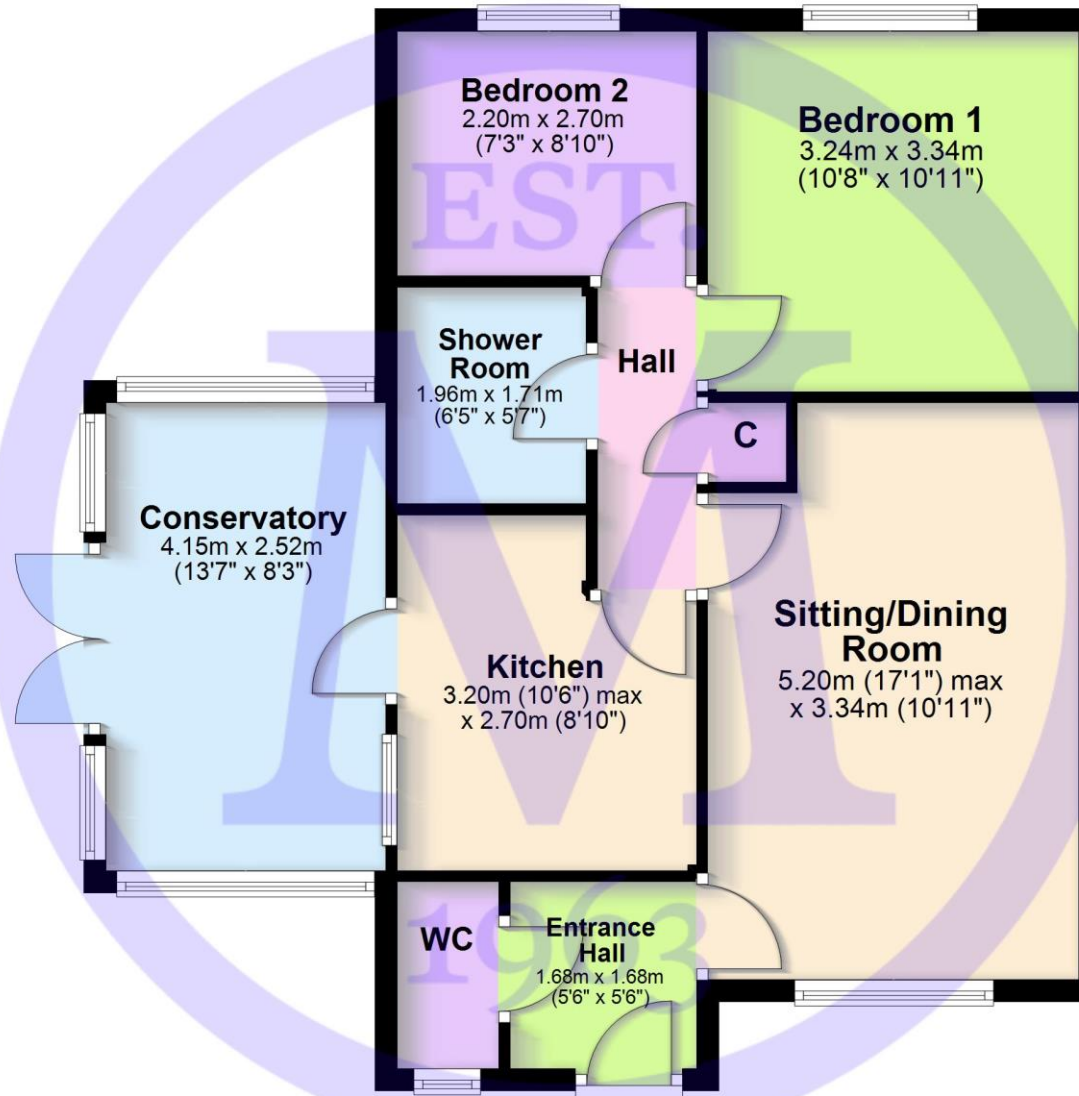
Services

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



Floor Plan

Approx. 65.5 sq. metres (704.8 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.

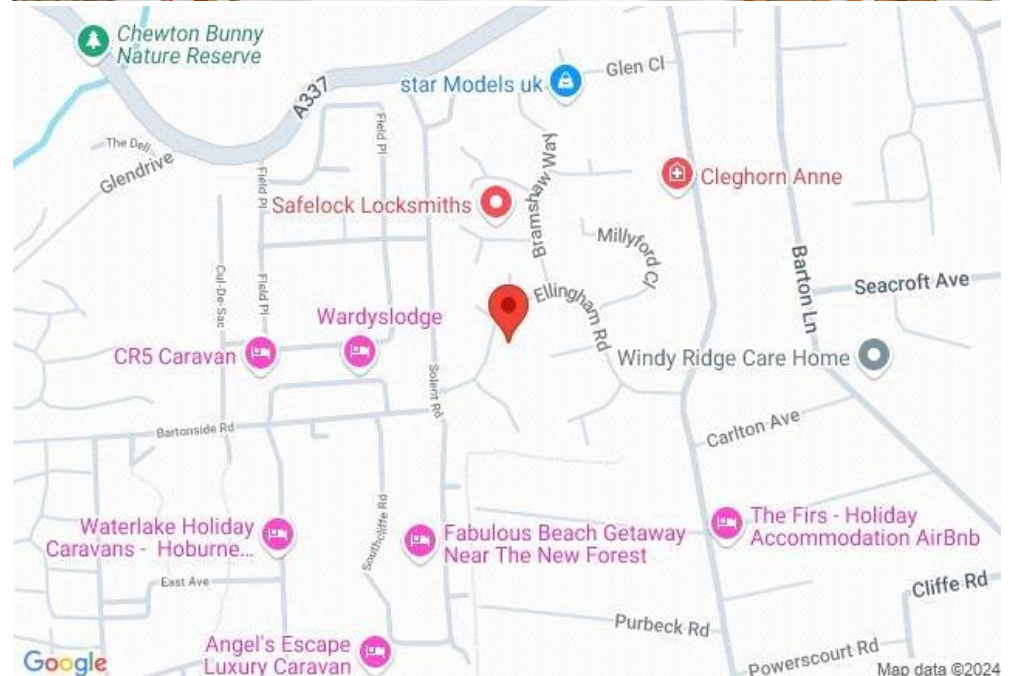
17 Ellingham Road, Barton On Sea, New Milton

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 proceed along Old Milton Road. At the roundabout continue straight across and upon reaching the T-junction turn right onto Christchurch Road. After approximately half a mile turn left into Western Avenue. Take the second turning right into Ellingham Road where the property will be found on the left hand side.





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

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

Mitchells
1963 — TODAY

