



*63 Barton Lane, Barton on Sea, BH25 7PJ*

*£429,950*

**Mitchells**  
1963 — TODAY



*63 Barton Lane  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PJ*

A spacious older style two double bedroom bungalow situated in one of Barton On Sea's original lanes and within easy walking distance of Barton On Sea clifftop and beach. The property offers excellent scope for a loft extension or reconfiguration of the layout, if extra space is required, and other features include a good sized plot with a lovely private westerly facing rear garden, no forward chain, a UPVC double glazed conservatory, excellent room sizes and an internal viewing is strongly recommended to fully appreciate the size and the scope of the property.

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



## The Property

Entrance hall with a UPVC double glazed front door, timber effect flooring, trap to the roof space and airing cupboard.

Superb large sitting/dining room benefitting from a triple aspect, part timber effect flooring, fireplace with an inset living flame gas fire and double glazed sliding doors though to the UPVC double glazed conservatory with a polycarbonate roof, twin casement doors onto the patio and a lovely private westerly outlook over the rear garden.

Kitchen fitted with a range of white wall and base units with a contrasting dark worktop and an inset sink unit with mixer tap over, integrated electric oven, hob and extractor, space for tall fridge freezer and dishwasher, part tiled walls and tile effect flooring.

Useful separate utility room with a further range of storage units, space and plumbing for washing machine and tumble dryer, polycarbonate roof and a UPVC double glazed door to outside.

Two good sized double bedrooms both with built in wardrobes.

Shower room fitted with a white suite comprising a level access shower cubicle with a thermostatic control shower and glass shower screen, wash basin with storage beneath, WC and tiled flooring.

PLEASE NOTE: The owners of this property are related to a Partner of Mitchells Estate Agency.





## *Gardens & Grounds*

The property sits on a good sized and mature plot with excellent frontage with a tarmac driveway providing off road parking for numerous vehicles and with the remainder laid mainly to lawn with mature borders and a timber gate providing side access.

The attached garage has twin opening timber doors and could easily be converted into further accommodation, if required, and an adjoining WC.

Adjoining the rear of the property is an area of textured paved patio with the remainder of the rear garden laid mainly to lawn with mature and colourful beds and borders, all enjoying a good degree of privacy and a sunny westerly aspect.

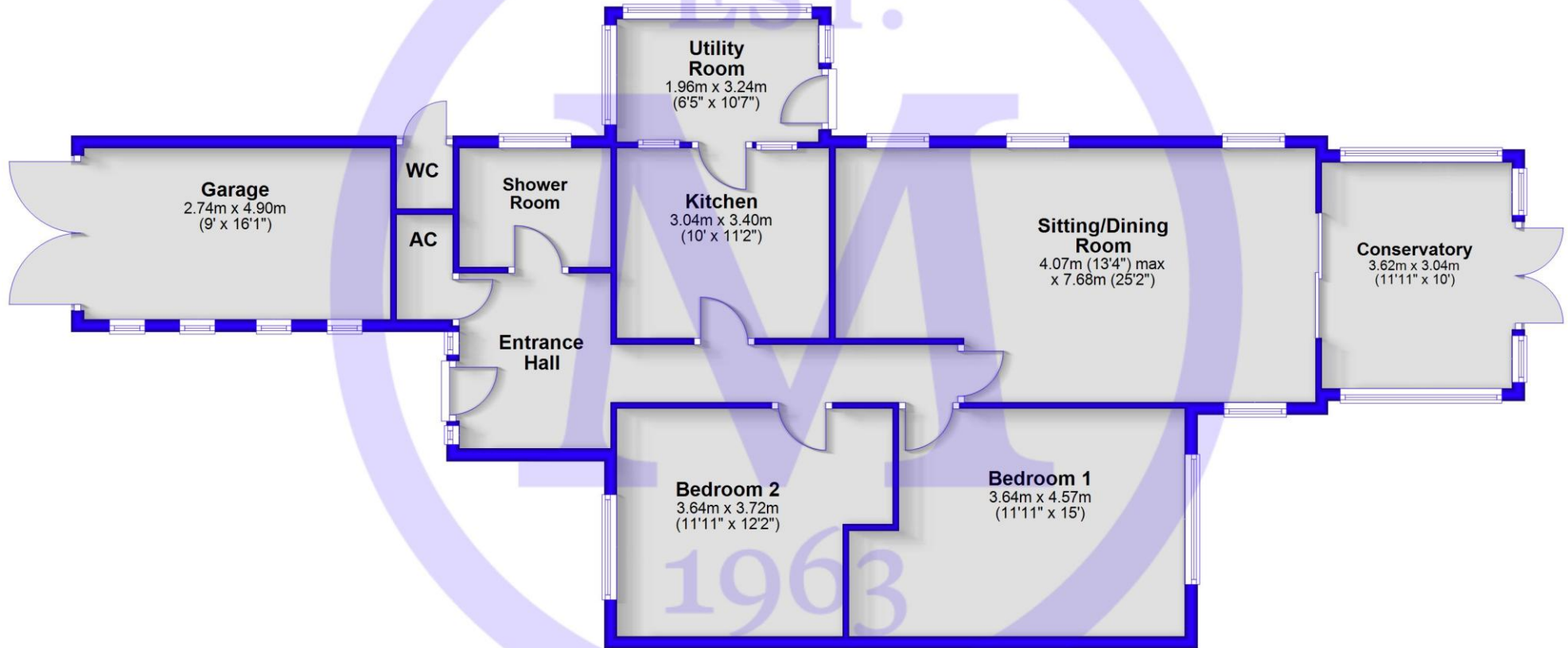
## *Services*

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



### Floor Plan

Approx. 126.4 sq. metres (1360.1 sq. feet)



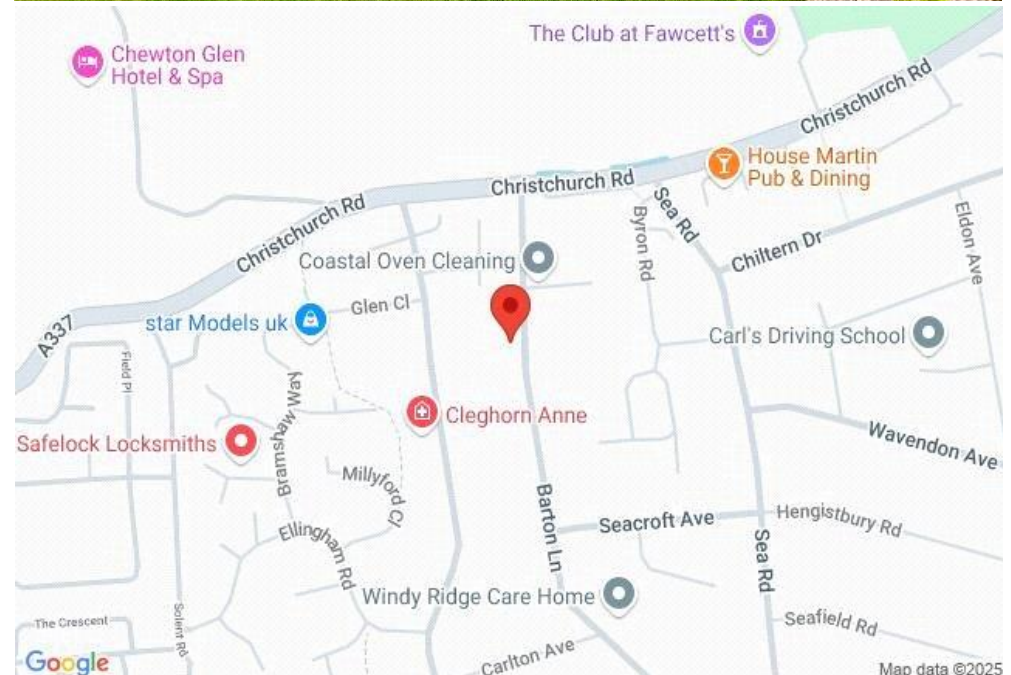
Total area: approx. 126.4 sq. metres (1360.1 sq. feet)

## 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. Upon reaching the T junction turn right onto Christchurch Road. After approximately a third of a mile turn left into Sea Road. Take the third right into Seacroft Avenue. At the end turn right into Barton Lane where the property will be found on the left hand side.





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