



5 Naish Road, Barton on Sea, BH25 7PT

£595,000

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*5 Naish Road
Barton on Sea
New Milton
Hampshire
BH25 7PT*

A detached two/three bedroom chalet bungalow situated in a quiet residential road, only a stone's throw from Barton on Sea clifftop and beach. Features of the property include a ground floor bedroom with built-in wardrobes, a downstairs shower room and separate WC, a dining room, a spacious sitting room with sliding doors onto the south-facing rear garden, a kitchen, a first floor bedroom, a first floor shower room, a large loft space with potential to convert (STPP), and a garage.

- Entrance Hall
- Ground Floor Bedroom One
- Ground Floor Shower Room
- Separate WC
- Dining Room/Bedroom Three
- Large Sitting/Dining Room
- Kitchen
- Landing
- First Floor Bedroom Two
- First Floor Shower Room
- Private South Facing Rear Garden
- Off Road Parking
- Garage



The Property

Entrance hall with stairs to first floor and UPVC front door.

The sitting/dining room is a particular feature of the property, with large sliding doors onto the rear garden, making it an incredibly light room, and a feature fireplace with chimney and gas point adjoining.

The kitchen is accessed off the dining area and features solid wood wall and base units with contrasting worktop, wood effect vinyl flooring, integrated under counter fridge and freezer, stainless steel sink unit with drainer and mixer tap over, space for oven and washing machine, pleasant outlook to the rear, and UPVC door leading to the side of the property.

Separate dining room/bedroom three with double casement doors onto the rear garden and raised window providing extra light.

Ground floor bedroom with pleasant outlook to the front of the property and built-in wardrobes.

Ground floor shower room with tiled walls and carpeted flooring, airing cupboard which houses the hot water tank, UPVC double glazed window, radiator, and suite comprising large walk-in shower cubicle with glass sliding doors and pedestal wash hand basin.

Separate WC with part tiled walls, UPVC double glazed window, and suite comprising WC and wash hand basin with storage beneath.

First floor landing with doors leading to bedroom two, shower room, and the loft.

Bedroom two is a great sized bedroom with a large window providing an easterly aspect, two double wardrobes, a separate single wardrobe, and built-in dressing area with drawers.

Shower room with part tiled walls, carpeted floor, and UPVC double glazed window, and suite comprising WC, pedestal wash hand basin with independent electric hot water tap, and shower cubicle with folding shower door and electric shower.

The loft currently houses the gas fired central heating boiler; however, it could be converted into further accommodation, subject to the necessary planning permissions.





Gardens & Grounds

To the front of the property is a garden mainly laid to lawn, with a tarmac driveway leading to the garage, a pathway to the front door, and borders with mature shrubs and a dwarf brick wall to the front.

The garage measures approximately 4.54m x 2.74m and benefits from an up and over door to the front and a pedestrian door to the rear.

The rear garden benefits from a beautiful, private southerly aspect and features a large area of patio adjoining the separate dining room/bedroom three, an area of shingle adjoining the sitting room, an array of mature plants and shrubs, a timber summer house, timber garden sheds, and a large area of lawn.

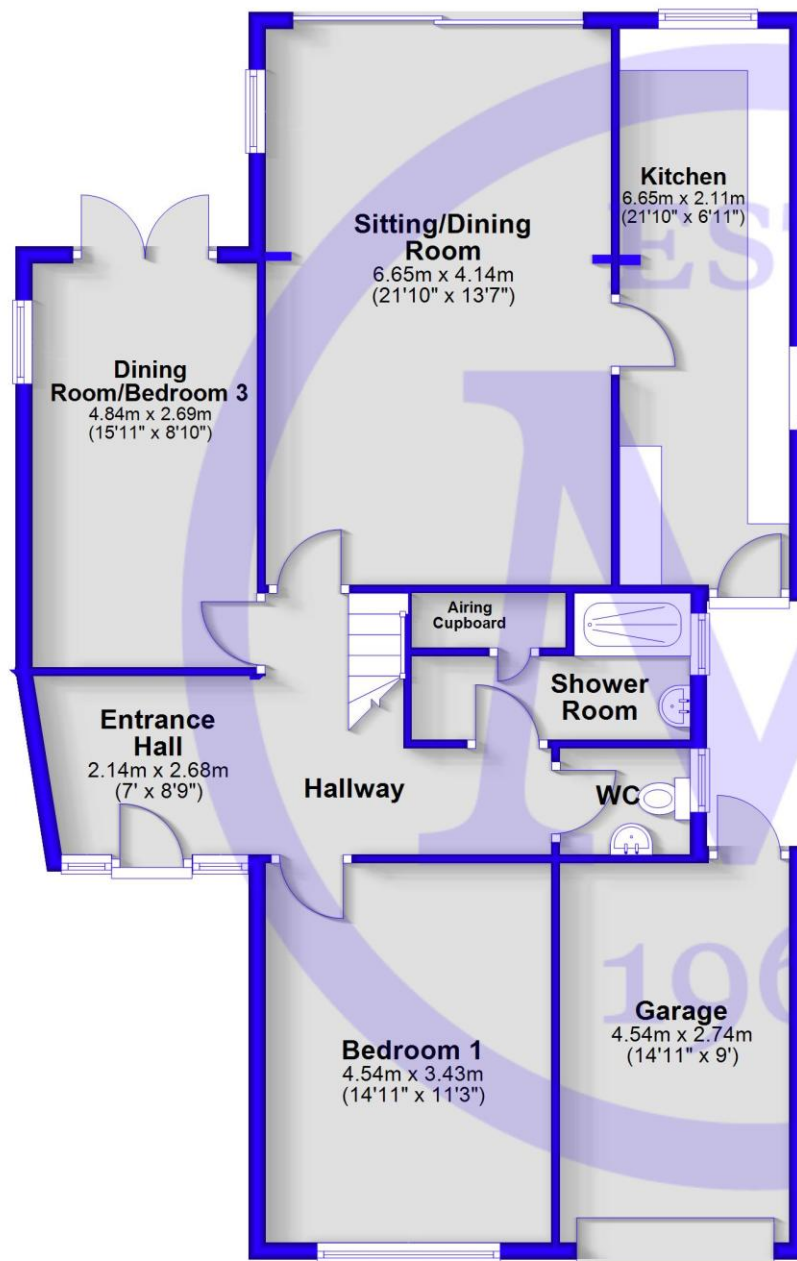


Services

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

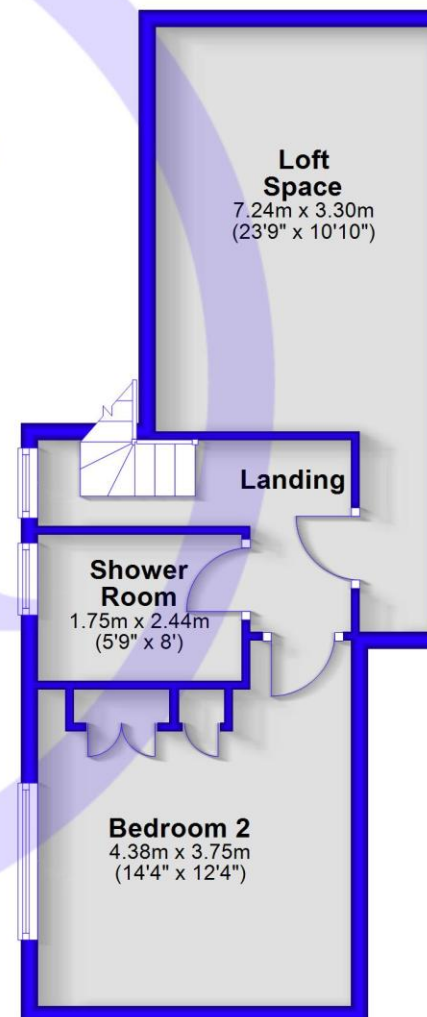
Ground Floor

Approx. 106.9 sq. metres (1151.0 sq. feet)



First Floor

Approx. 25.4 sq. metres (273.7 sq. feet)



Total area: approx. 132.4 sq. metres (1424.8 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. At the T-junction, turn right onto Christchurch Road. Take the fourth left into Western Avenue, and after approximately a quarter of a mile, turn left into Naish Road, where the property will be found on the right hand side.





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