



*5 Southern Lane, Barton On Sea, BH25 7JA*

*£499,950*

**Mitchells**  
1963 — TODAY







*5 Southern Lane  
Barton On Sea  
Hampshire  
BH25 7JA*

This bright and spacious two double bedroom detached bungalow is situated a short walk of the local shops and walking distance of Barton On Sea clifftop and beach. Features of the property include an L-shaped sitting/dining room, two spacious double bedrooms, a conservatory and a beautifully landscaped garden.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Separate Cloakroom
- Driveway
- Garage
- Generous & Secluded Garden



## The Property

Entrance hall with useful coats cupboard, central heating thermostat, hatch to loft space and a cupboard housing the electric meter, gas meter and electrical consumer unit.

The sitting room is a particularly spacious room with a bright double aspect, feature fireplace with gas fire and tiled surround, large picture window to the front, TV aerial point and an archway leading through to the dining room.

The dining room has access through to the kitchen, sliding patio doors leading into the conservatory, UPVC window and ample space for furniture.

The kitchen is fitted with a lovely range of wall and base units with a contrasting timber effect worktop, stainless steel sink with mixer tap over and drainer, tiled splashback, integrated appliances include a four burner gas hob with extractor fan over, eye level double oven, undercounter fridge and a separate freezer, space and plumbing for a washing machine, and a cupboard housing the hot water cylinder.

The conservatory is constructed of UPVC panels and UPVC double glazing with a polycarbonate roof, pedestrian door leading out to the rear garden, power and lighting.

The main shower room has fully tiled walls and suite comprising a wet room style shower with thermostatic shower attachments and glass shower screen, WC, pedestal wash hand basin, UPVC window and a heated towel rail.

Separate cloakroom with wall mounted wash hand basin, tiled splashback, WC, radiator and towel rail.

Bedroom two is situated at the rear of the property with a good range of built in wardrobes and enjoys views over the rear garden.

The master bedroom is located at the front with a bright double aspect, lovely built in storage and ample space for a king sized bed.







## *Gardens & Grounds*

To the front of the property is a driveway giving access to the single garage with the rest of the garden laid to lawn with mature and colourful beds.

The rear garden is a particular feature of this property with a large area of lawn with high level fencing and hedging making it extremely private and secluded, mature and colourful beds, fruit trees and a garage with a pitched tiled roof, up and over door, power and lighting.

The property is offered with vacant possession and a viewing is highly recommended.

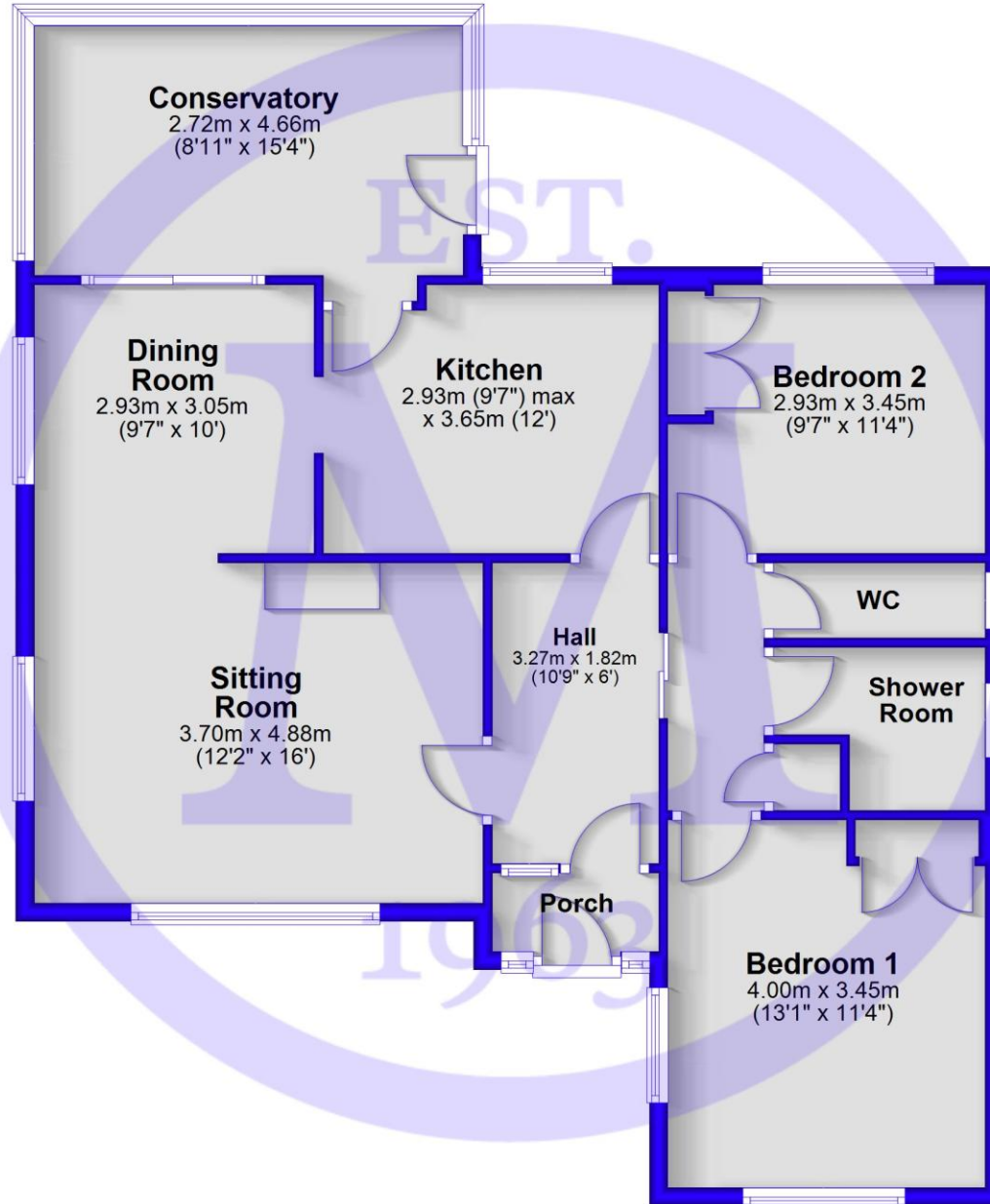


## *Services*

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

## Floor Plan

Approx. 94.4 sq. metres (1016.6 sq. feet)



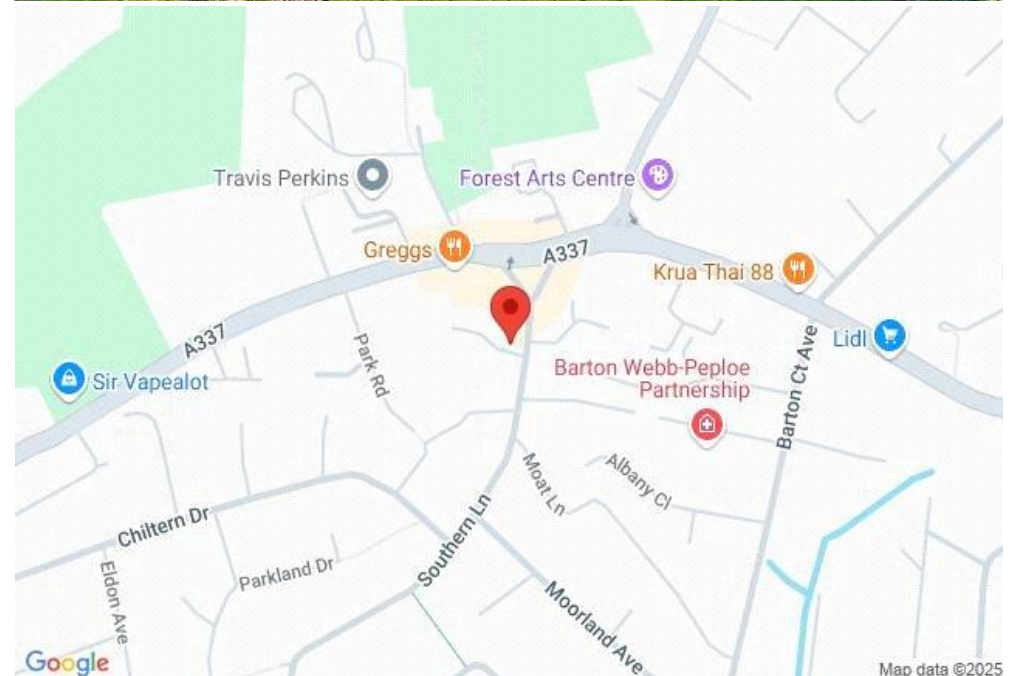
Total area: approx. 94.4 sq. metres (1016.6 sq. feet)

## 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 and upon reaching the T junction turn right onto Christchurch Road. Take the first left into Southern Lane where the property will be found on the left hand side.







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