



*38B Barton Court Road, New Milton, BH25 6NR*

*£450,000*

**Mitchells**  
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*38B Barton Court Road  
New Milton  
Hampshire  
BH25 6NR*

This spacious three bedroom detached bungalow is ideally situated a short walk from New Milton town centre and within walking distance of Barton on Sea clifftop and beach. The property offers bright and versatile accommodation with scope for extension or loft conversion, subject to any necessary permissions. Features include a spacious sitting/dining room, a large kitchen, generous off road parking, and a secluded garden.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Utility Room
- Shower Room
- Bathroom
- Cloakroom
- Three Bedrooms
- Driveway
- Garage
- Secluded Garden



# The Property

Entrance porch with a glazed door leading through to the entrance hall.

Entrance hall with central heating controls, an airing cupboard with slatted shelves for storage, and a hatch to the loft space with a drop down ladder and a dormer window for natural light.

The sitting room is a spacious room with a bright double aspect, a feature bay window to the front, an open fired with a tiled hearth, and a TV aerial point.

The kitchen is fitted with a range of solid wood wall and base units with a contrasting worktop, an eye level double oven, a stainless steel sink with a mixer tap and drainer, a four burner electric hob with an extractor fan above, and space and plumbing for a dishwasher and a tall stand up fridge/freezer.

The utility room has timber effect shaker style wall and base units with a contrasting worktop, a UPVC double glazed door leading out to the rear garden, a cupboard housing the gas meter, and access through to the shower room.

The shower room is fitted with a suite comprising a corner shower cubicle with thermostatic shower attachments, a WC, a wash hand basin with storage beneath, a tiled splashback, a UPVC window, and a radiator.

There are three bedrooms, two of which are generous doubles benefiting from built-in storage. Bedroom three is situated at the rear of the property and would make an ideal home office or single bedroom, with access through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, aluminium double glazing, a polycarbonate roof, and sliding doors leading out to the patio and rear garden.

The bathroom has a white suite comprising a pedestal wash hand basin with a mixer tap, a panelled bath with a mixer tap and handheld shower attachments, part tiled walls, and lino flooring.

Separate cloakroom with a white suite comprising a wall hung wash hand basin, a WC, part tiled walls, and a UPVC window.





## *Gardens & Grounds*

To the front of the property is a shingle driveway providing off road parking for four to five vehicles. It would also make ideal storage for a boat or caravan. The driveway is accessed via wrought iron gates and leads to the garage with an up and over door, power, lighting and houses the electrical consumer unit.

The rear garden is extremely private and secluded, surrounded by high level hedging and mature shrubs. It features a large patio area, with the remainder of the garden laid to lawn for ease of maintenance.

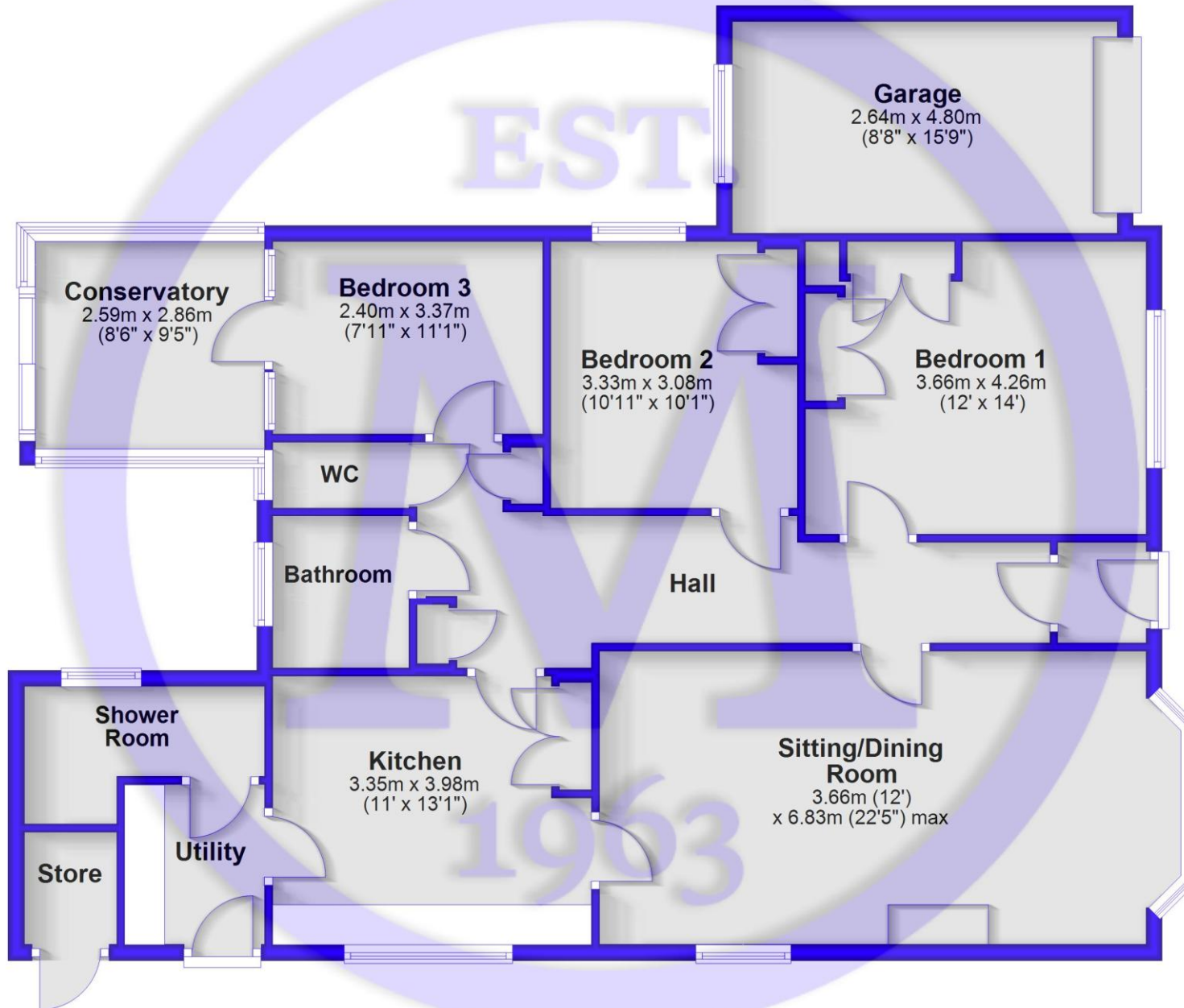
The property is offered with vacant possession, and a viewing is highly recommended.

## *Services*

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

## Floor Plan

Approx. 127.0 sq. metres (1367.5 sq. feet)

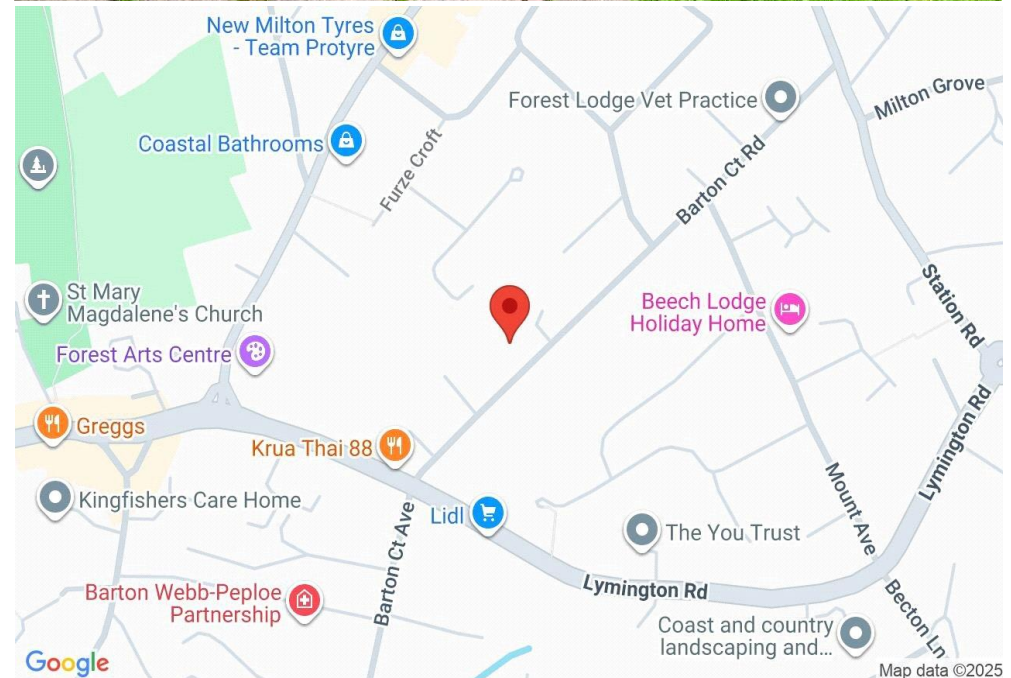


Total area: approx. 127.0 sq. metres (1367.5 sq. feet)



## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.





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