



22 Barton Drive, Barton on Sea, BH25 7JJ

£650,000

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*22 Barton Drive
Barton on Sea
New Milton
Hampshire
BH25 7JJ*

A beautifully presented and spacious three bedroom bungalow, situated on a fantastic south facing plot in a quiet location within walking distance of Barton on Sea clifftop and beach. The property has been modernised in recent years and offers a large sitting/dining room, a kitchen/breakfast room, a conservatory, a modern bathroom, three double bedrooms, a private rear garden, and ample off road parking.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- Three Double Bedroom
- Modern Bathroom
- Additional WC
- Private South Facing Garden
- Off Road Parking



The Property

Kitchen/breakfast room with a large range of modern wall and base units, featuring a contrasting timber effect worktop, a five burner gas hob with an extractor fan above, a one and a half bowl sink unit with mixer tap and drainer, raised eye level microwave and electric oven, integrated fridge and freezer, and an island with a breakfast bar.

The sitting/dining room is particularly spacious, with double casement doors opening onto the rear garden, a timber effect floor, recessed ceiling spotlights, and a feature fireplace.

Conservatory with UPVC double glazed windows, double casement doors onto the rear garden, a polycarbonate roof, and electric power sockets.

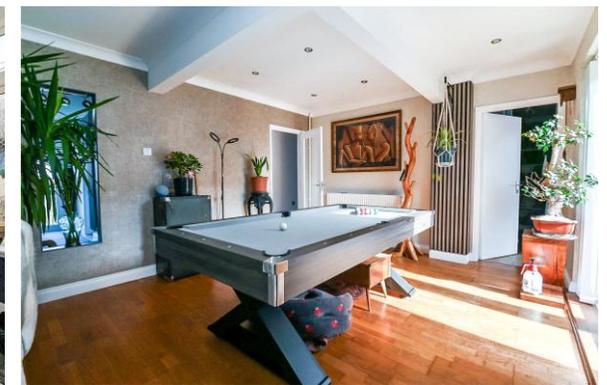
The modern family bathroom has tiled walls and flooring, a UPVC double glazed window, recessed ceiling spotlights, and a contemporary suite comprising a roll top bath, a large shower cubicle, a wash hand basin with mixer tap and storage beneath, a WC, and a chrome ladder style heated towel rail.

Bedroom one is a large king sized room with a pleasant double aspect overlooking the rear garden and benefits from an excellent walk-in wardrobe.

Bedroom two is situated at the front of the property, with modern timber effect flooring and a pleasant outlook.

Bedroom three, located at the side of the property, is a good sized double bedroom.

The property benefits from solar panels fitted with battery storage, making this home very energy efficient.





Gardens & Grounds

To the front of the property is a block paved driveway leading to the garage and front door, with an area of shingle providing additional off road parking. Mature shrubs add colour, and there is an EV charging point.

The rear garden enjoys an excellent degree of privacy with a bright southerly aspect and has been well landscaped. It features an area of artificial lawn adjoining the rear of the property, with steps leading to a section with raised beds, a lawn area with a covered seating space, and a paved pathway leading to a garden office/workshop with power and lighting. There is also a timber garden shed.

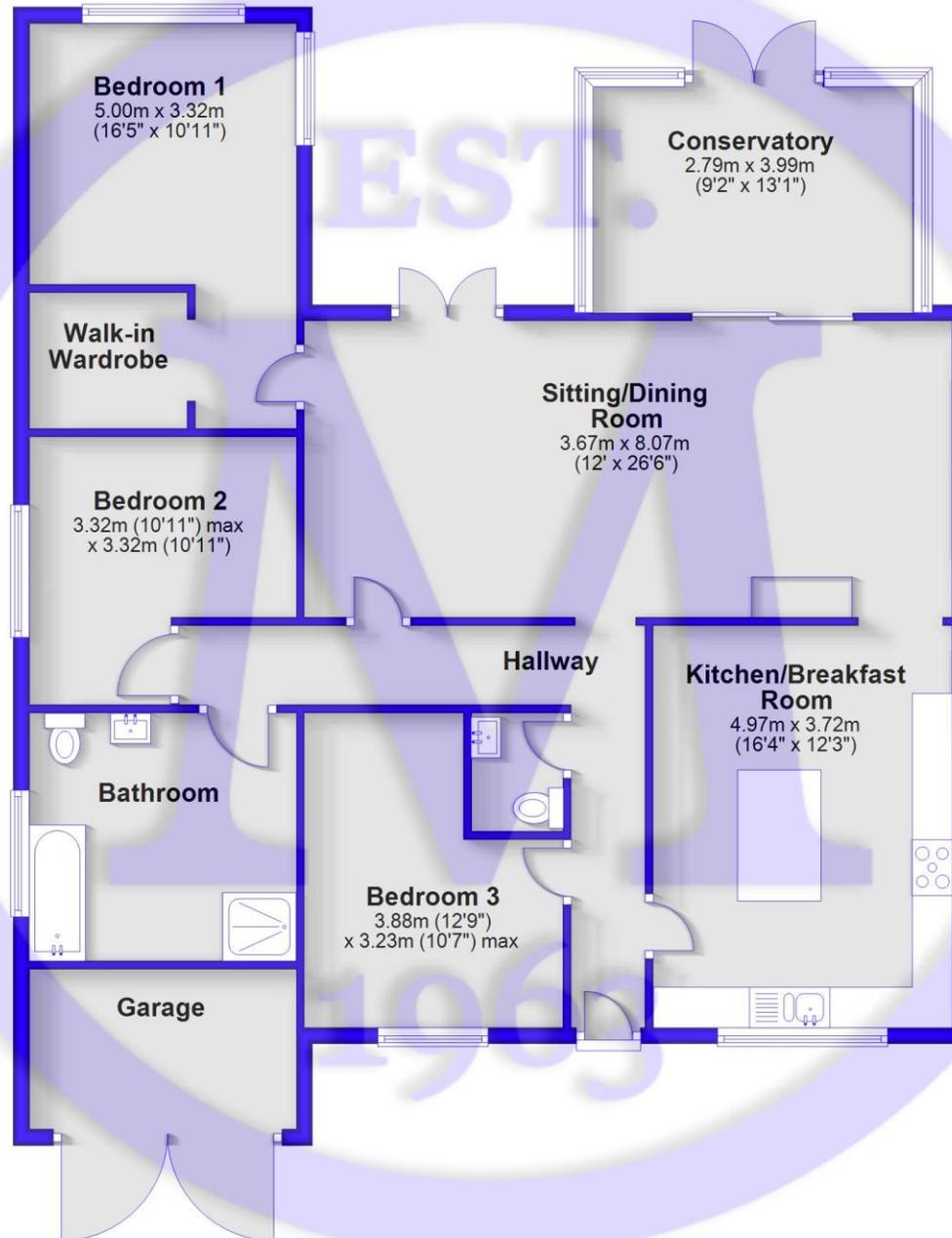
Services

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



Ground Floor

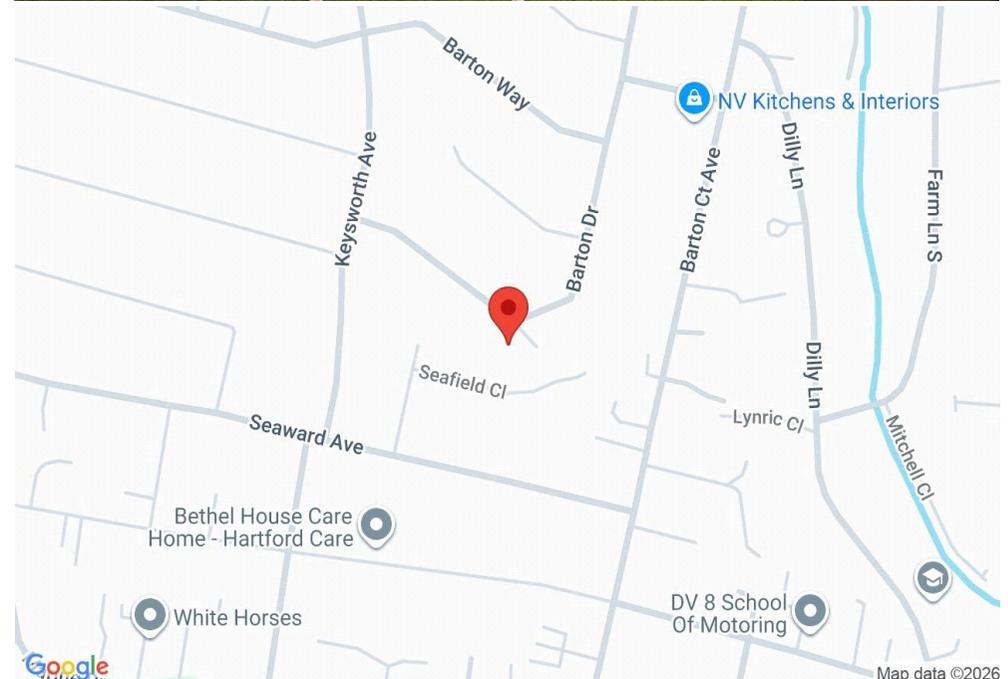
Approx. 128.2 sq. metres (1379.6 sq. feet)



Total area: approx. 128.2 sq. metres (1379.6 sq. feet)

Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.





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