

*9 White Horses, Marine Drive, Barton On Sea, BH25 7EQ*

*£525,000*

**Mitchells**  
1963 — TODAY



*9 White Horses  
Marine Drive  
Barton on Sea  
Hampshire  
BH25 7EQ*

A rare opportunity to purchase a freehold house with the added benefit of a good sized garden located on Barton On Sea clifftop with fantastic south facing sea views. The property has been well maintained and improved by the current owners and other features include a lovely first floor south facing balcony taking full advantage of the fantastic views, three bedrooms, a superb large UPVC double glazed conservatory, an adjoining garage and parking space and an internal viewing is strongly recommended to fully appreciate both the property and the views.

- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Balcony
- Single Garage
- Parking Space
- Large Gardens



## The Property

Entrance hall with attractive tile effect flooring and a double glazed front door.

A good sized sitting room with Herringbone effect flooring.

Superb large conservatory with low level cavity brick walls, pitched polycarbonate roof, twin casement doors onto the decking, second door providing side access and ample room for a sofa, dining room, computer desk, etc.

Kitchen fitted with a range of wall and base units with a timber effect worktop and an inset one and a half bowl sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for washing machine and slimline dishwasher, tiled flooring, fridge and separate freezer, under cupboard lighting and a wall mounted Valliant gas fired boiler concealed in cupboard.

Inner hall with attractive timber effect flooring and useful understairs storage cupboard.

Cloakroom fitted with a modern white suite comprising a WC, hand basin, part tiled walls, tiled flooring and a chrome ladder style heated towel rail.

First floor landing with airing cupboard.

Three bedrooms, two with built in wardrobes and two enjoying lovely south facing sea views.

Balcony with decking effect flooring, stainless steel and glass balustrade, ample room for seating and taking full advantage of the fantastic views.

Fully tiled bathroom comprising a panel bath with an independent Mira shower over and glass shower screen, wash basin, WC, timber effect flooring and a chrome ladder style heated towel rail.





## *Gardens & Grounds*

There is a small area of garden to the front laid mainly to artificial lawn for ease of maintenance.

Adjoining the rear of the property is a good sized raised decking, recessed lighting leading to a large area of dominantly lawned rear garden enjoying plenty of sun and a good degree of privacy.

A single garage adjoins the plot with an up and over door and personal door directly into the rear garden.

A timber gate provides side access.

The property benefits from a further allocated car parking space.

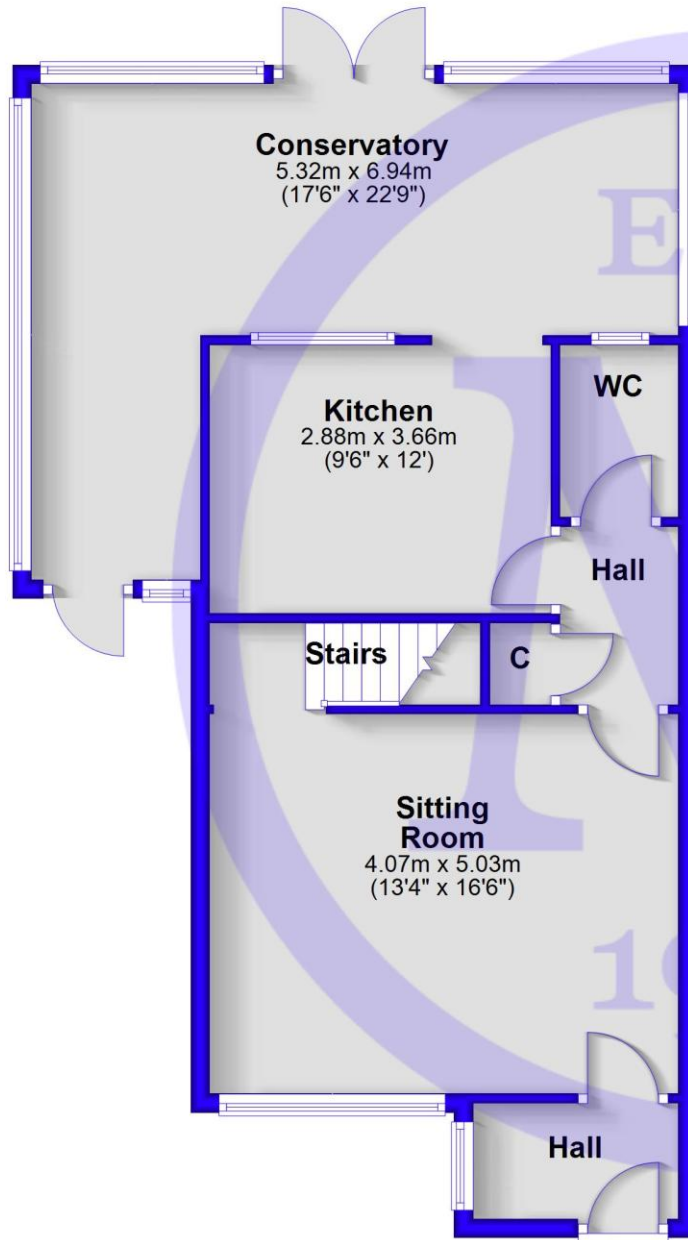
## *Services*

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



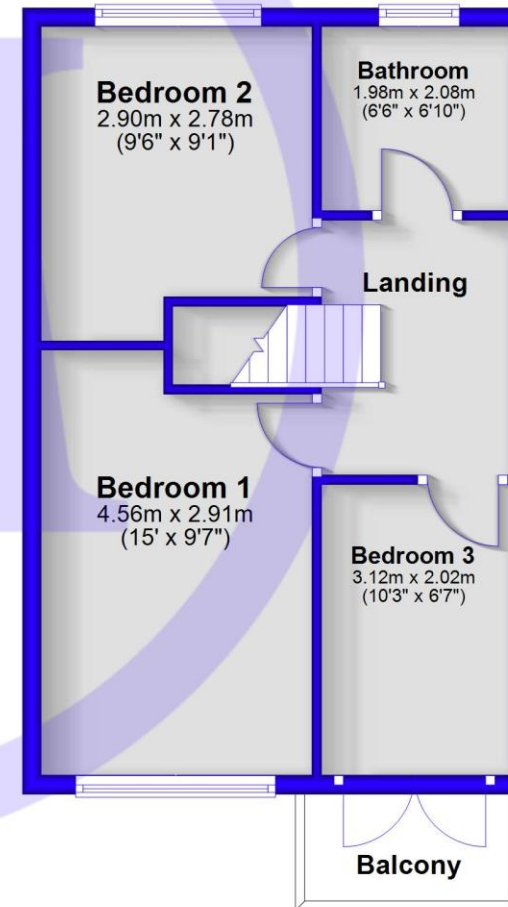
## Ground Floor

Approx. 67.6 sq. metres (727.4 sq. feet)



## First Floor

Approx. 40.1 sq. metres (431.8 sq. feet)



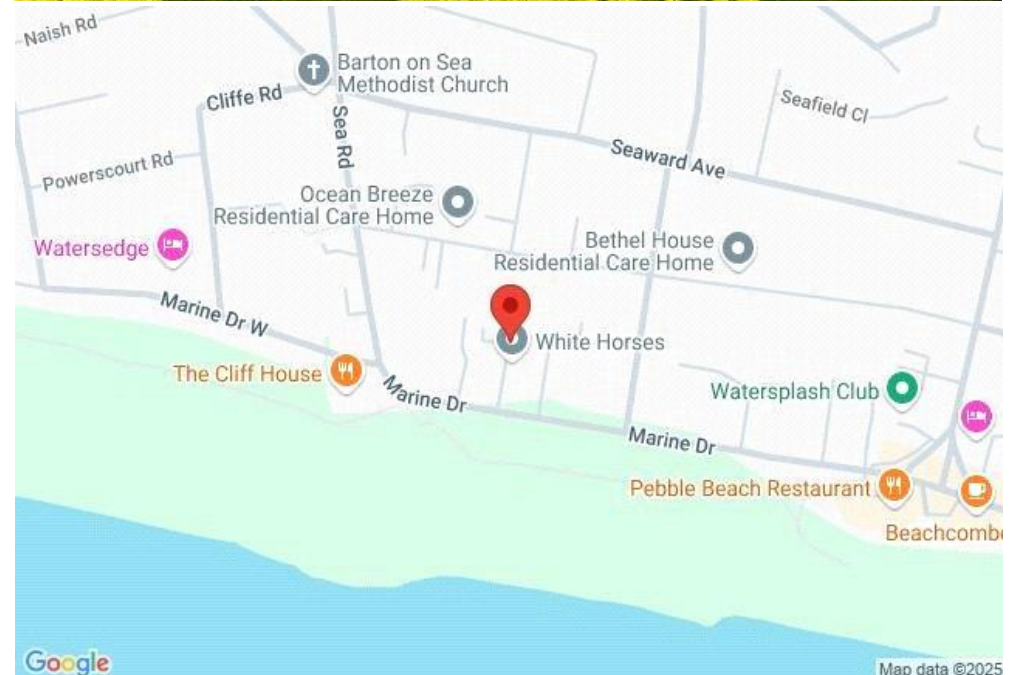
Total area: approx. 107.7 sq. metres (1159.2 sq. feet)

## 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 turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Upon reaching the sea front turn right into Marine Drive where the entrance to White Horses will be found on the right hand side.





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