



34 Hengistbury Road, Barton on Sea, BH25 7LU

£650,000

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*34 Hengistbury Road
Barton on Sea
New Milton
Hampshire
BH25 7LU*

A spacious four double bedroom detached chalet style bungalow, presented in excellent order throughout and situated in a popular location within easy reach of the beautiful Barton on Sea clifftop and beach. Other features of the property include a superb large kitchen/dining room, a spacious sitting room with casement doors onto the rear patio, a useful home office space, an en-suite shower room, a ground floor shower room, and a south facing rear garden. The property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Landing/Home Office Space
- First Floor Bedroom
- En-Suite Shower Room
- Off Road Parking
- Private Gardens



The Property

Entrance hall with engineered oak flooring, a double glazed front door, and an understairs storage cupboard.

Lovely sitting room with twin casement doors onto the patio and a private south facing outlook over the rear garden.

Impressive kitchen/dining room, with the kitchen area having an excellent range of built-in units, soft closing drawers and doors, a contrasting stone effect worktop, an inset one and a half bowl sink unit with a mixer tap over, an island unit with a breakfast bar, attractive wall tiling, engineered oak flooring, ample room for a dining table, a double aspect, recessed ceiling spotlights, a boiler cupboard housing a Vaillant gas fired boiler, and space for a washing machine. Integrated appliances include a Bosch double electric oven, a five burner gas hob, an extractor, a fridge, a separate freezer, and a dishwasher.

Three ground floor double bedrooms, two with built-in wardrobes.

Ground floor shower room fitted with a modern white suite comprising a fully tiled corner shower cubicle, a wash basin with storage beneath, a WC, tiled flooring, a chrome ladder style heated towel rail, and recessed ceiling spotlights.

Spacious landing/home office space with ample room for a computer desk and access to eaves storage.

Spacious triple aspect first floor double bedroom with access to eaves storage and an en-suite shower room fitted with a modern white suite.





Gardens & Grounds

The property sits on a private, mature plot, with the front garden laid mainly to block paving, providing good off road parking, and twin timber gates providing side access.

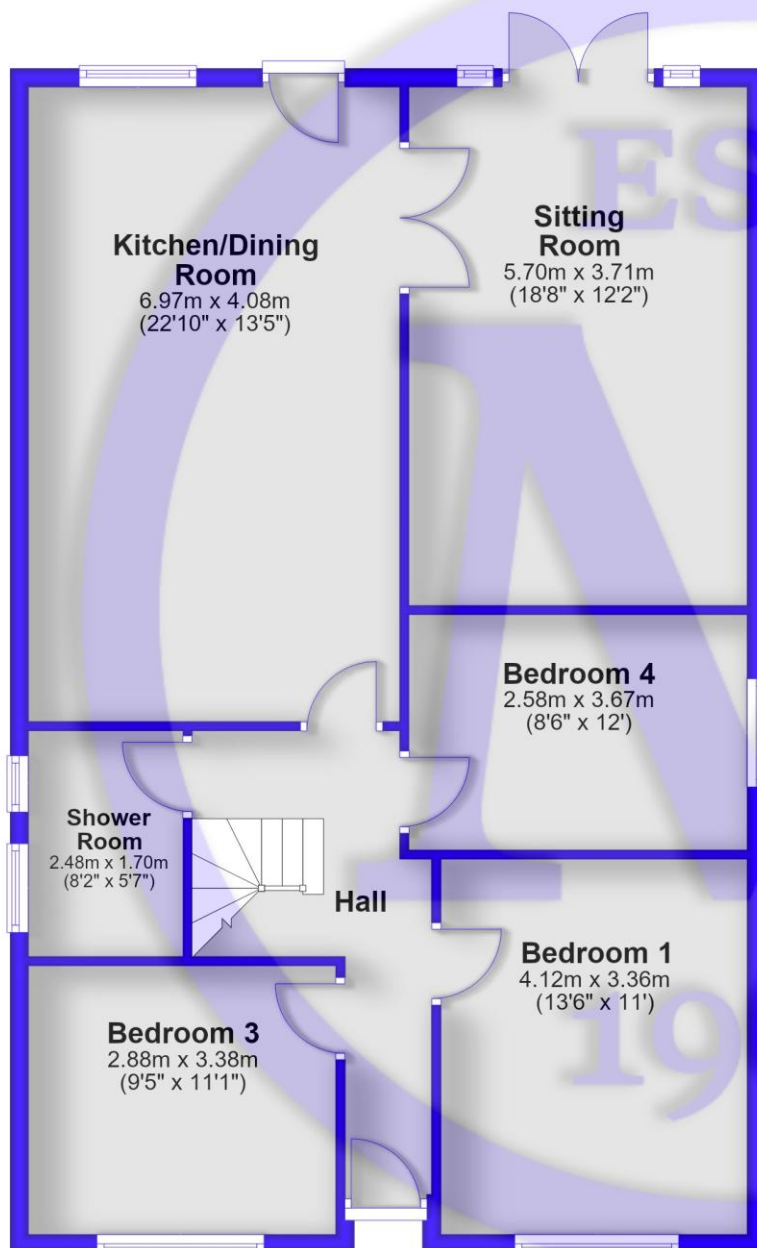
Adjoining the rear of the property is an area of paved patio, taking full advantage of the sunny southerly aspect. The remainder of the rear garden is laid mainly to lawn, with two timber garden chalets, a timber garden shed, and a good degree of privacy.

Services

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

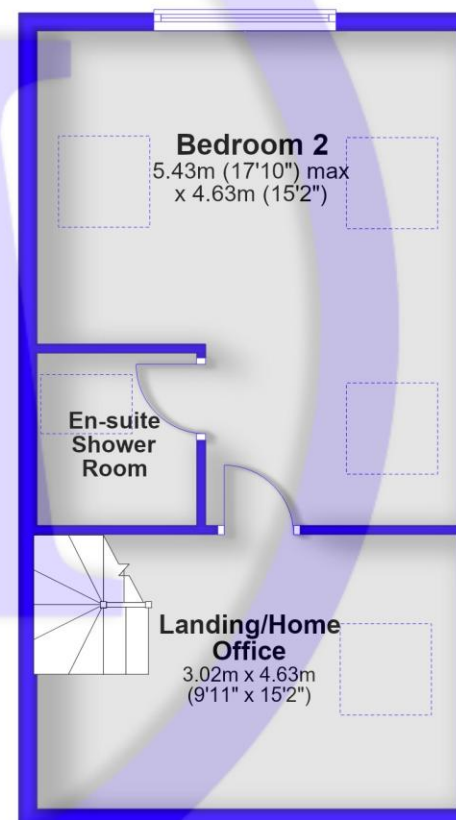
Ground Floor

Approx. 98.6 sq. metres (1060.9 sq. feet)



First Floor

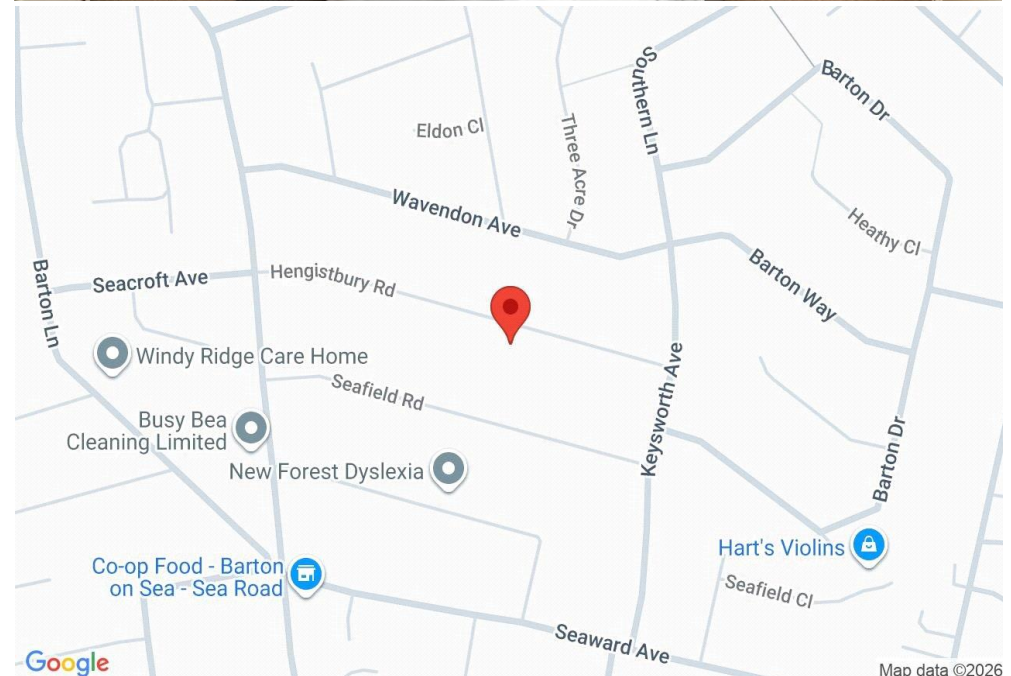
Approx. 39.6 sq. metres (425.8 sq. feet)



Total area: approx. 138.1 sq. metres (1486.7 sq. feet)

Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.





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