



*45 Seafield Road, Barton on Sea, BH25 7JR*

*£650,000*

**Mitchells**  
1963 — TODAY







*45 Seafield Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7JR*

An immaculately presented and recently extended three double bedroom detached bungalow, situated on a prominent corner plot in a sought after position, within easy reach of the clifftop and local store. Other features of this lovely bungalow include a superb large double aspect sitting/dining room, an en-suite shower room to the master bedroom, lovely well planned gardens, and excellent decorative order throughout.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a double glazed front door, a trap to the roof space, and an airing cupboard.

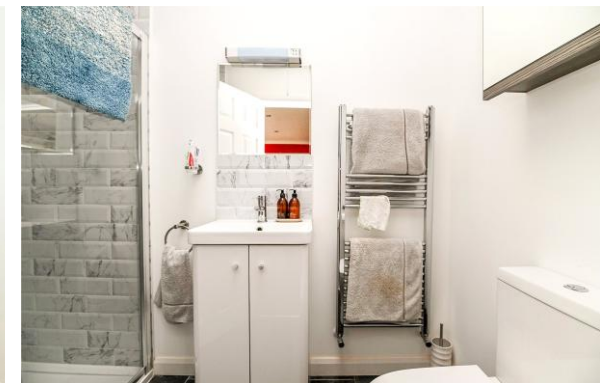
Superb large sitting/dining room with a feature UPVC double glazed bay window, a handsome stone fireplace, an inset woodburning stove, and UPVC double glazed casement doors leading onto the patio.

Kitchen/breakfast room fitted with a range of white units, a contrasting dark worktop, and an inset sink unit with a mixer tap. Integrated appliances include a double electric oven, an electric hob, and an extractor. There is space for a dishwasher and a washing machine, along with a feature bay window, a corner larder cupboard, automatic lighting, under cupboard lighting, and room for a breakfast table.

Three double bedrooms, two with UPVC double glazed bay windows, all with built-in wardrobes.

The master bedroom benefits from a modern and luxurious en-suite shower room comprising a fully tiled shower cubicle, a wash basin with storage beneath, a WC, a chrome ladder style heated towel rail, recessed ceiling spotlights, an extractor fan, and a roof light.

Bathroom fitted with a modern white suite, comprising a panelled bath with a mixer tap and shower attachment over, a glass shower screen, a wash basin with storage beneath, a WC, recessed ceiling spotlights, a ladder style heated towel rail, and attractive timber effect flooring.







## Gardens & Grounds

The property sits on a beautifully landscaped corner plot with gardens extending to three sides.

There is a good sized lawn area with mature, colourful flower and shrub borders, and high level hedging providing privacy from the road. Additionally, there is a lovely private garden area featuring high quality artificial lawn, an Indian sandstone patio with decorative brick edging, and mature high level hedging for added privacy.

A driveway provides off road parking, an electric car charger, and leads to the detached garage, which has a pitched roof, power, lighting, and an adjoining store.

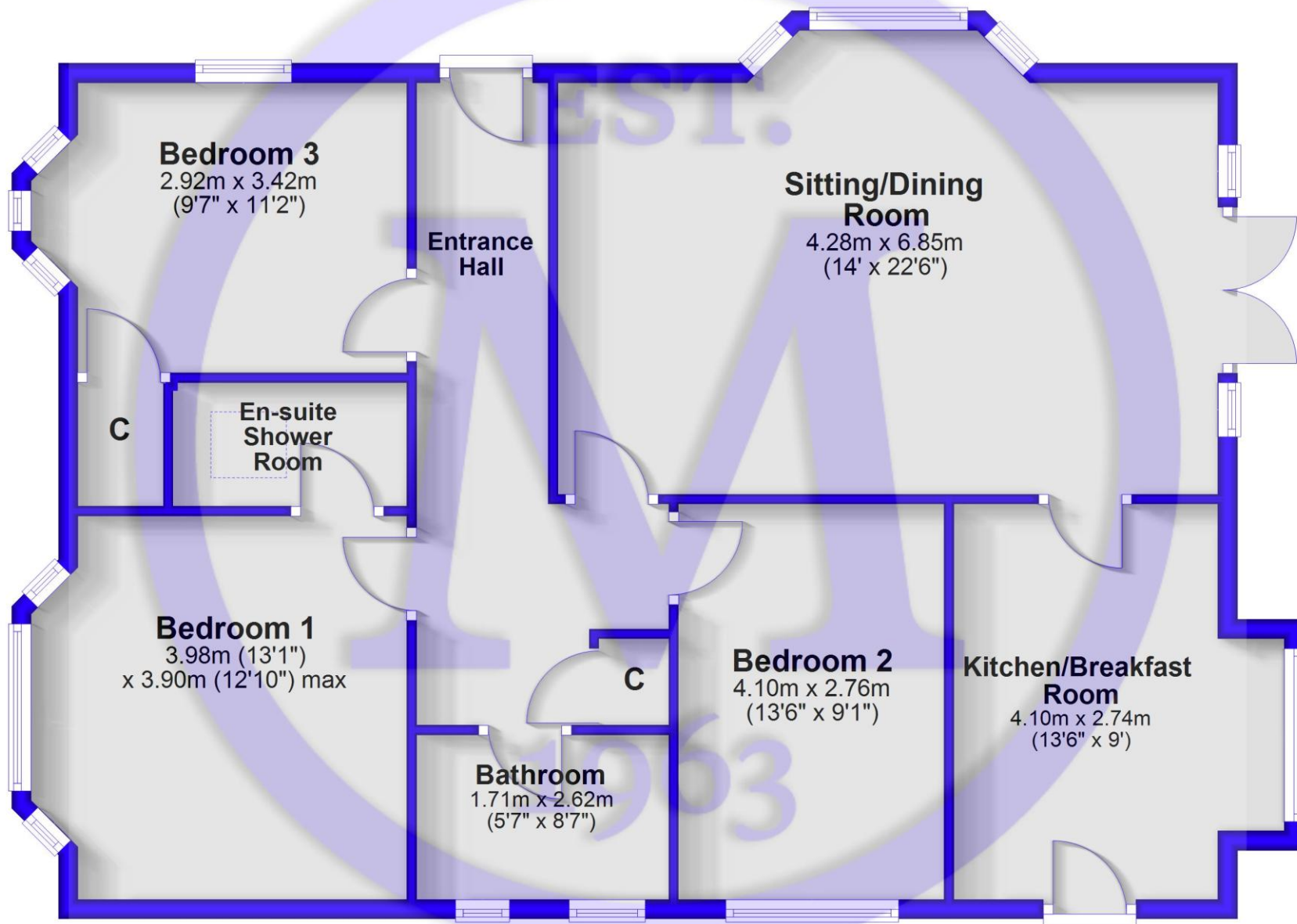
## Services

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



## Floor Plan

Approx. 104.8 sq. metres (1127.5 sq. feet)



Total area: approx. 104.8 sq. metres (1127.5 sq. feet)

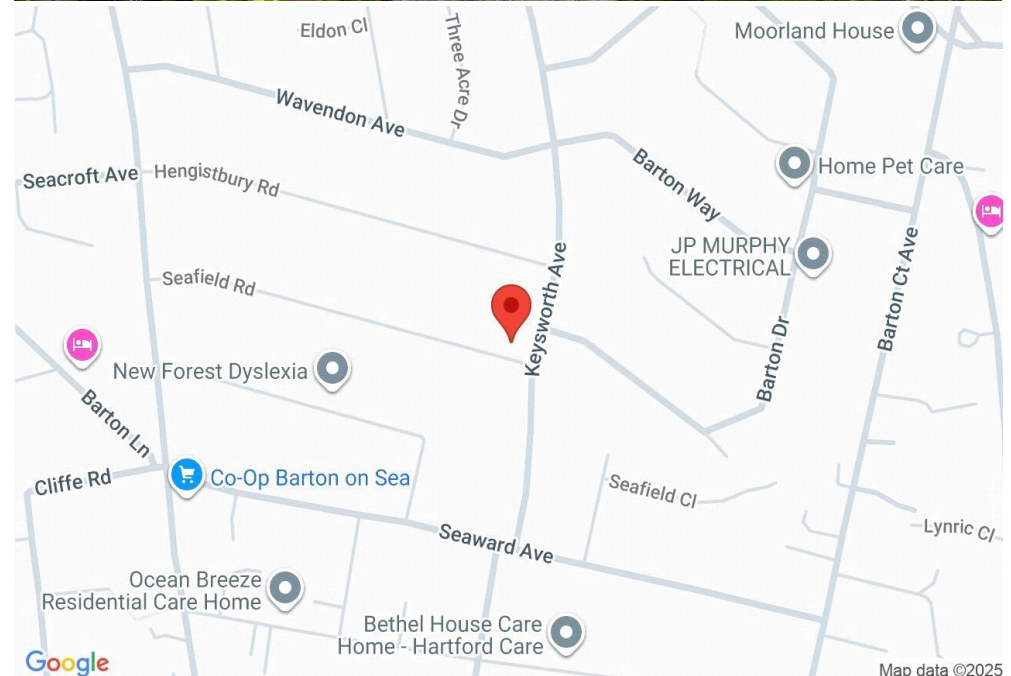


## Situation

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.

## Directions

From Mitchells, proceed along Old Milton Road. At the roundabout, continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road. Take the first turning left into Southern Lane. Continue into Keyworth Avenue, then take the third right into Seafield Road, where the property will be found on the right hand side.







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