



28 Purbeck Road, Barton on Sea, BH25 7QG

£640,000

Mitchells
1963 — TODAY



*28 Purbeck Road
Barton on Sea
New Milton
Hampshire
BH25 7QG*

A detached, three bedroom, purpose built chalet style bungalow occupying a wonderful position just one road back from the stunning Barton on Sea clifftop, enjoying far reaching sea glimpses from the first floor. The property is offered chain free with vacant possession and excellent scope for extension, if required (subject to any necessary permissions). Other features of this lovely home include a superb, large triple aspect sitting/dining room, a good sized kitchen/breakfast room, a ground floor bedroom and shower room, a mature, generously sized plot, and a high degree of privacy to the rear.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Conservatory
- Ground Floor Bedroom
- Ground Floor Shower Room
- First Floor Landing
- Two First Floor Bedrooms
- First Floor Bathroom
- Single Garage
- Off Road Parking
- Private Gardens
- Chain Free
- Vacant Possession



The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with stairs to the first floor and a large walk-in understairs storage cupboard with lighting.

Superb, large sitting/dining room benefiting from a triple aspect, a Purbeck stone fireplace with a recessed living flame gas fire, and a private outlook over the rear garden.

Kitchen/breakfast room fitted with a range of modern cream wall and base units, granite worktops and upstands, and a one and a half bowl sink unit with a mixer tap. Integrated appliances include a Bosch electric oven, a Neff microwave, a four burner gas hob, and an extractor. There is a wall mounted Potterton gas fired boiler, space for a fridge, room for a kitchen table, a private outlook over the rear garden, and a walk-in utility/larder cupboard with space and plumbing for a washing machine.

UPVC double glazed conservatory with low level cavity brick walls, sliding doors onto the patio, and a lovely outlook over the rear garden.

Large ground floor double bedroom with a feature UPVC double glazed bay window to the front aspect.

Fully tiled ground floor shower room fitted with a white suite comprising a corner shower cubicle, a wash basin with storage beneath, a WC, tiled flooring, and recessed ceiling spotlights.

First-floor landing with distant sea and coastal views, and a large walk-in boarded and insulated eaves loft with lighting.

Two first floor bedrooms, one benefiting from built-in wardrobes, a double aspect, and distant sea and coastal views.

First floor bathroom comprising a corner bath with a mixer tap and shower attachment over, a wash basin, a WC, an airing cupboard, a trap to the space, and an eaves storage cupboard.





Gardens & Grounds

The property sits on a good sized, mature plot with the front garden laid mainly to lawn for ease of maintenance. Mature borders, a block paved pathway, and a driveway provide off road parking for at least two vehicles.

There is a detached garage with an up and over door, power, and lighting.

Adjoining the rear of the property is an area of textured paved patio with decorative brick edging. The remainder of the rear garden is laid mainly to well kept lawn, with mature and well stocked flower and shrub borders, a timber garden shed, all enjoying a good degree of privacy.

Services

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

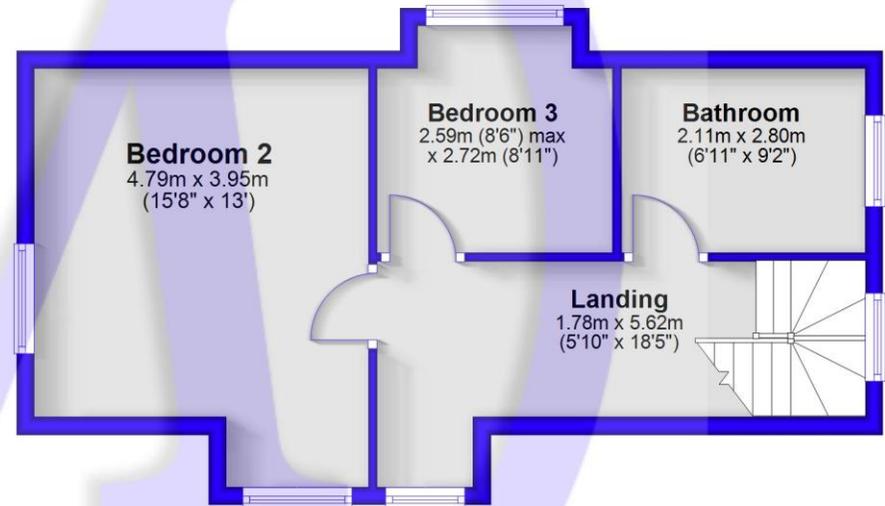
Ground Floor

Approx. 86.1 sq. metres (926.8 sq. feet)



First Floor

Approx. 41.7 sq. metres (448.6 sq. feet)



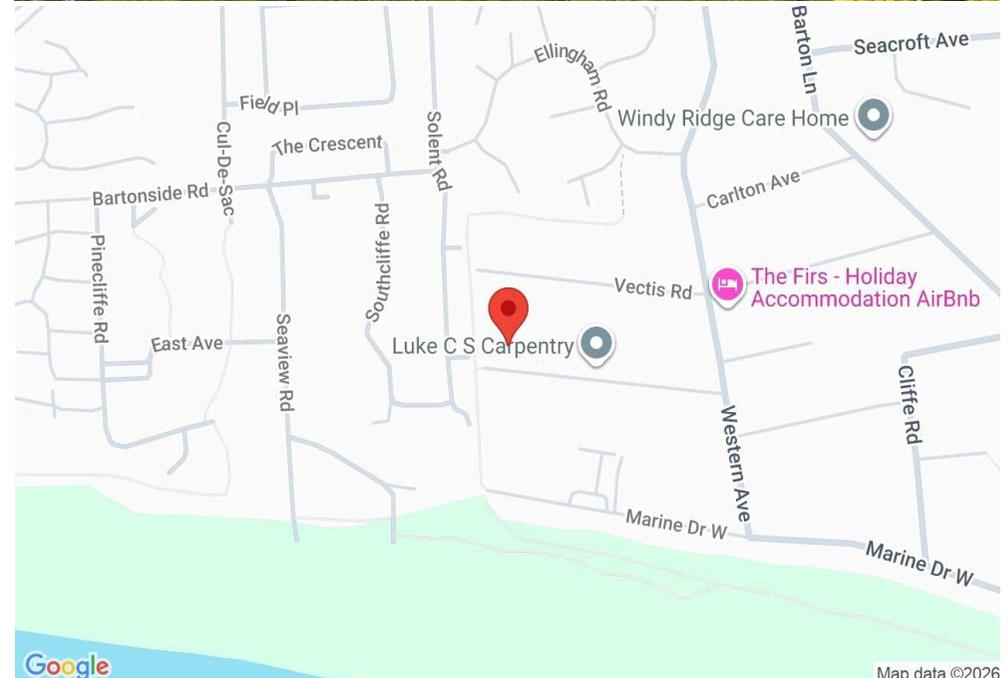
Total area: approx. 127.8 sq. metres (1375.3 sq. feet)

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. After approximately half a mile, turn left into Western Avenue. Take the last turning on the right just before the clifftop into Purbeck Road, where the property will be seen towards the end on the right hand side.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

Mitchells
1963 — TODAY

