



*19 Cliffe Road, Barton on Sea, BH25 7PA*

*£749,950*

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*19 Cliffe Road  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PA*

This impressive three double bedroom bungalow is situated a stone's throw from Barton on Sea clifftop and has been maintained to an extremely high standard, with features including an impressive entrance hall, a double aspect sitting room, a modern kitchen, a large conservatory, a master bedroom with a dressing room and en-suite, and a separate utility.

- Entrance Hall
- Sitting Room
- Kitchen
- Conservatory
- Three Double Bedrooms
- Family Shower Room
- Dressing Room & En-Suite
- Utility Room
- Garage & Driveway
- Secluded Garden



# The Property

The entrance hall has carpeted flooring, a picture rail, and Nest central heating controls.

The sitting room is situated at the front of the property and benefits from a bright double aspect, with two feature bay windows, an inset wood burning stove with an oak mantle, and a TV aerial point.

The kitchen is fitted with a range of modern white shaker style wall and base units, a quartz worktop, a stainless steel one and a half-bowl sink with a mixer tap and drainer, and a range style cooker. Integrated appliances include a dishwasher and a tall stand up fridge/freezer. There are two built-in larder style cupboards with racking and shelving, and a UPVC door leading through to the conservatory.

The conservatory is constructed on a dwarf cavity brick wall, with UPVC double glazed windows, a UPVC double glazed roof with a rooflight, and double casement doors leading out to the patio. A single glazed door provides access to the garden.

The family shower room has been finished to an extremely high standard and features a white suite comprising a WC, a wash hand basin with a mixer tap and storage beneath, a walk-in double shower with thermostatic shower attachments and a glass shower screen, a chrome heated towel rail, and a wall mounted mirror with a built-in light and shaver point.

The master bedroom is a particular feature of this property. It is a large double room with an archway leading through to the dressing area, which offers ample space for wardrobes, access to the utility room, and a separate access to the en-suite.

The en-suite has tiled flooring and fully tiled walls, with a suite comprising a WC, a wall hung wash hand basin with a mixer tap and storage beneath, a walk-in double shower with thermostatic shower attachments and a glass shower screen, a UPVC window, and a chrome heated towel rail.

The utility room has an airing cupboard housing the pressurised hot water cylinder with slatted shelves for storage, space and plumbing for a washing machine and tumble dryer, an extractor fan, and access through to the garage.

Bedroom two is situated at the front of the property and is a lovely double room with a UPVC window overlooking the driveway, a wall mounted TV aerial point, and ample space for furniture.

Bedroom three is currently fitted out as a dressing room but could easily be reverted to a double bedroom. It features double casement doors onto the garden, useful shelving, custom fitted hanging rails, carpeted flooring, and a picture rail.





## *Gardens & Grounds*

The garage has an up and over door to the front, a hatch to the loft space, an electrical consumer unit, and a Worcester boiler with central heating controls.

At the front of the property, there is an in and out driveway with an attractive hedge and borders, enjoying a bright, sunny southerly aspect.

The rear garden has been beautifully landscaped, with high level fencing, a large lawn, a patio, a summerhouse, and mature, colourful planting.

This property must be viewed to be fully appreciated.

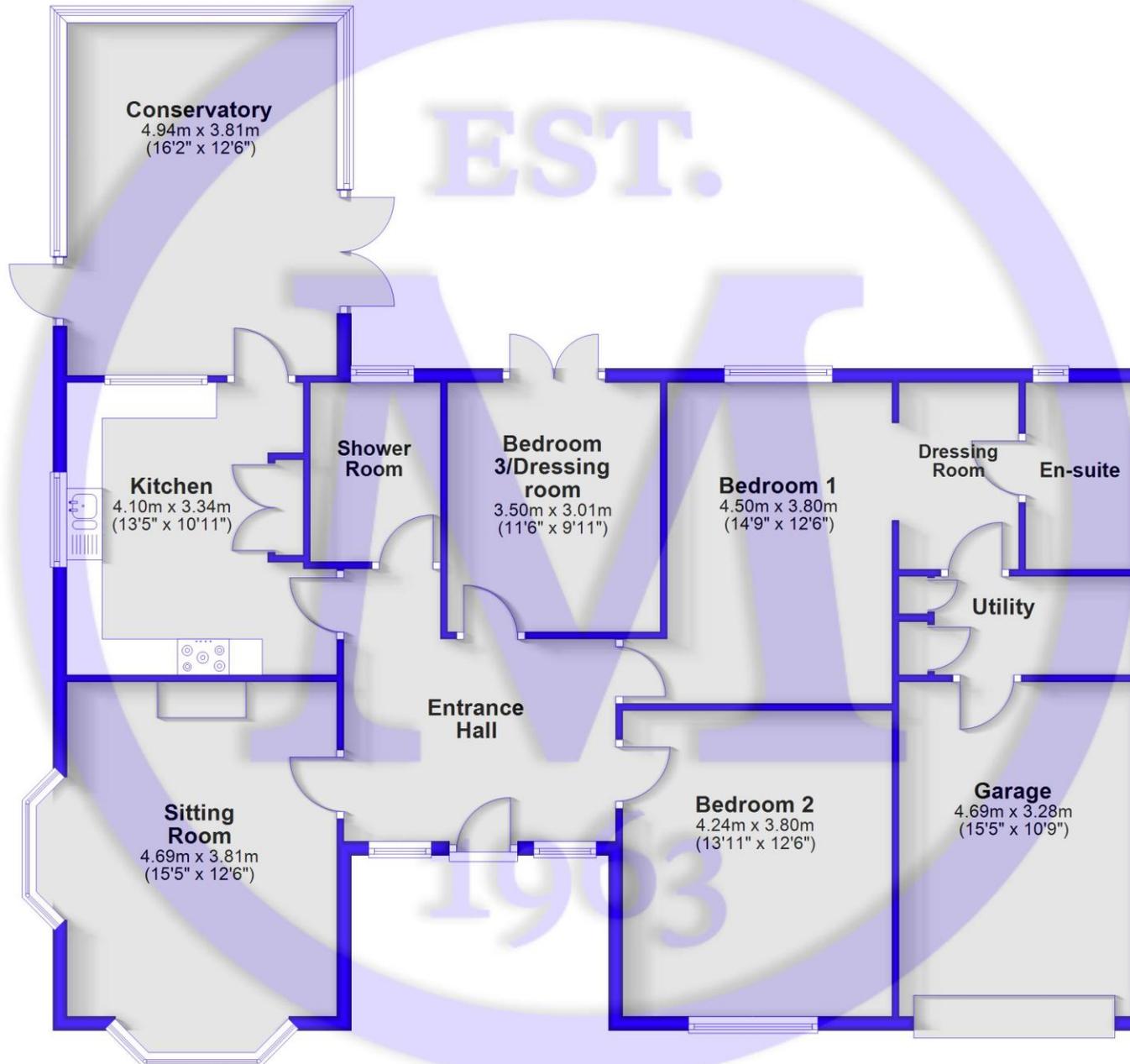
## *Services*

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



## Floor Plan

Approx. 143.1 sq. metres (1540.6 sq. feet)

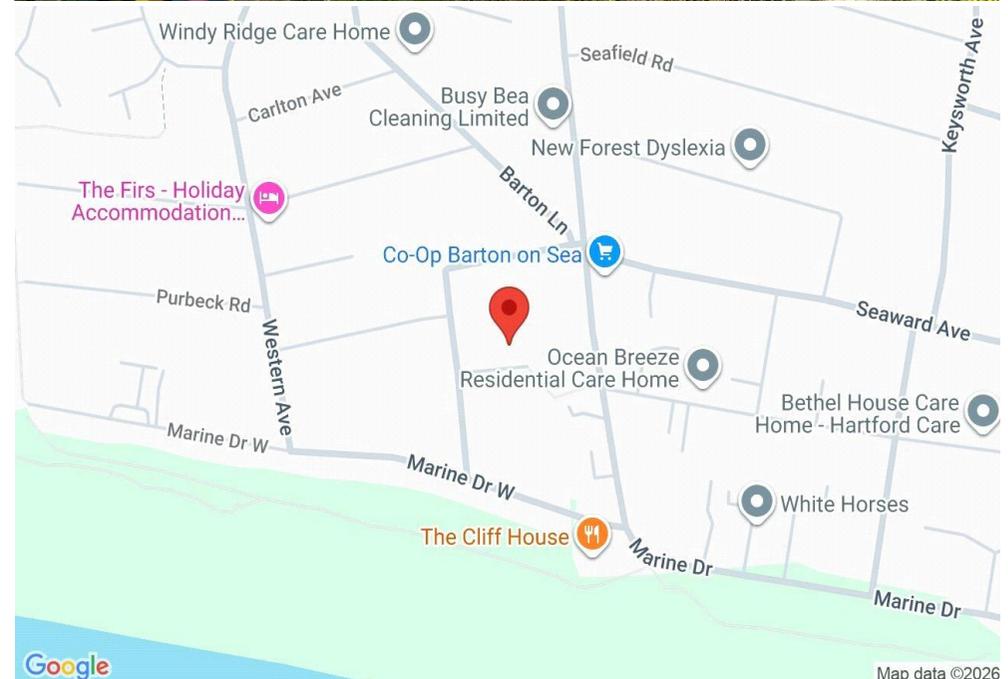


Total area: approx. 143.1 sq. metres (1540.6 sq. feet)



## 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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