



*4 Pine Close, Barton on Sea, BH25 7NZ*

£699,950

**Mitchells**  
1963 — TODAY



*4 Pine Close  
Barton on Sea  
New Milton  
Hampshire  
BH25 7NZ*

A beautifully refurbished and recently extended three bedroom bungalow, situated in a quiet cul-de-sac location in Barton on Sea. The property has been finished to a high specification and features a stunning kitchen/dining room, a separate sitting room, three double bedrooms, with the master bedroom benefiting from an en-suite shower room, a modern shower room, off road parking, and a beautifully landscaped south facing rear garden.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Shower Room
- Three Double Bedrooms
- En-Suite Shower Room
- Off Road Parking
- Landscaped Gardens



## The Property

Entrance hall with timber effect flooring, a hatch to the loft space, and a useful cupboard housing the washing machine and tumble dryer.

The impressive kitchen/dining room features a continuation of the modern timber effect flooring and benefits from bi-fold doors opening onto the south facing garden. The modern kitchen offers a generous range of shaker style wall and base units with a contrasting quartz worktop. Integrated appliances include a full size dishwasher, a wine cooler, a five burner Bosch gas hob with an extractor fan above, raised double ovens, a bin drawer, a butler style sink unit, and space for an American style fridge/freezer. There is also an excellent larder cupboard, and space for a six seater dining table and chairs.

Sitting room with a pleasant double aspect, timber flooring, a feature fireplace with a tiled hearth, and a charming outlook over the rear garden.

Shower room with tiled flooring, a Velux window, recessed ceiling spotlights, an extractor fan, and a modern suite comprising a wall hung wash hand basin with a mixer tap over and storage beneath, a chrome ladder style heated towel rail, a WC, and a large shower cubicle with tiled surround and thermostatically controlled shower fittings.

Bedroom one with modern timber effect flooring, a side outlook, a built-in triple wardrobe, and a door leading to the en-suite shower room.

The en-suite features tiled flooring, part tiled walls, a UPVC double glazed window, an extractor fan, recessed ceiling spotlights, and a suite comprising a WC, a ladder style heated towel rail, a wall hung wash hand basin with a mixer tap over and storage beneath, a mirror fronted medicine cabinet, and a large shower cubicle with thermostatically controlled shower fittings.

Bedrooms two and three are both double rooms situated at the front of the property, each benefiting from built-in wardrobes.





## *Gardens & Grounds*

To the front of the property is a large driveway that extends down the side, providing off road parking for multiple vehicles. Mature shrubs add great colour.

Timber double gates offer access between the front and rear of the property.

At the rear, there is a spacious porcelain tiled patio leading to a large covered seating area with lighting, and a timber summer house currently used for storage. The rear garden is surrounded by mature, colourful shrubs and flowers, featuring a raised brick built flower bed at the back.

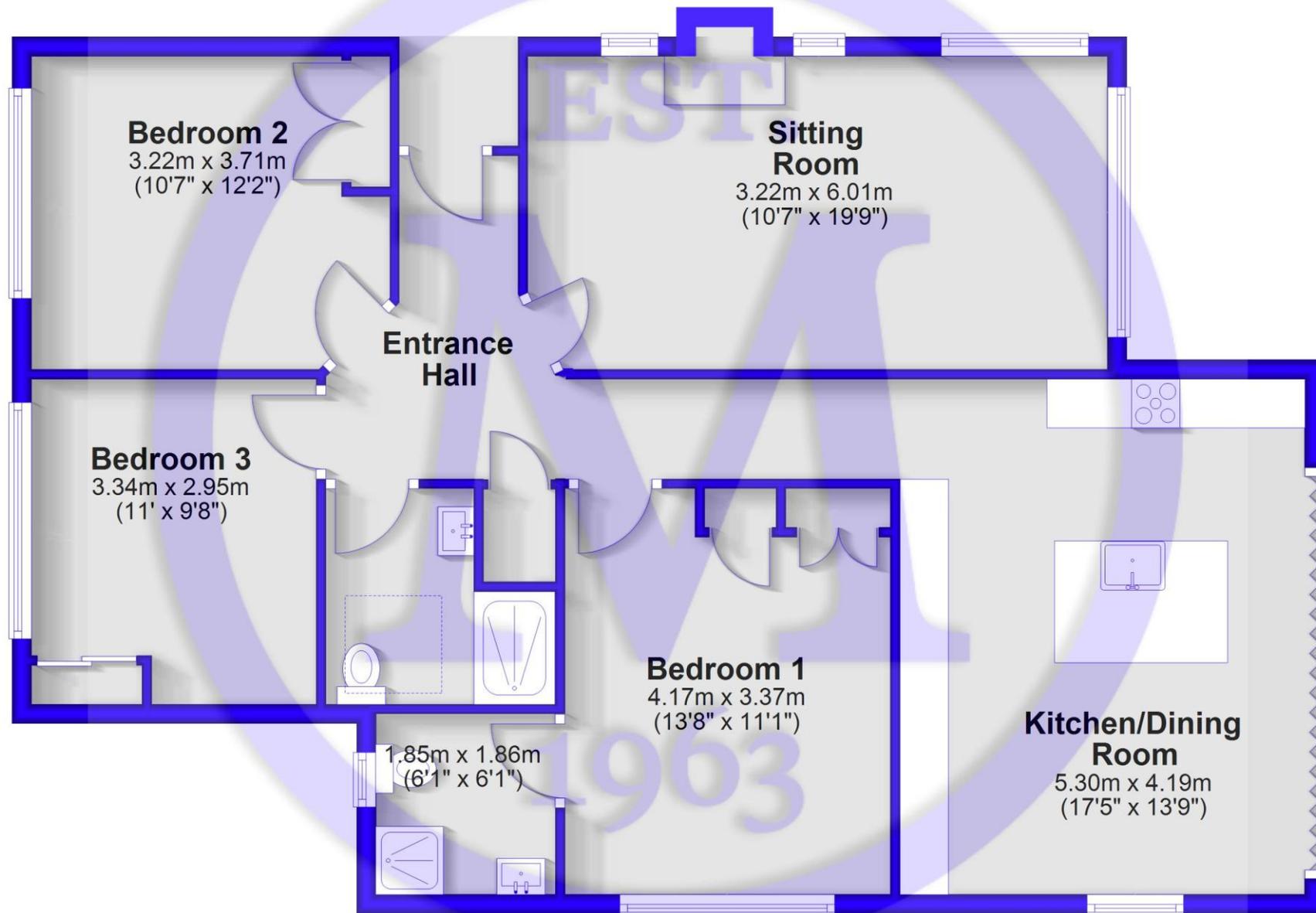
## *Services*

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



## Floor Plan

Approx. 99.9 sq. metres (1075.6 sq. feet)



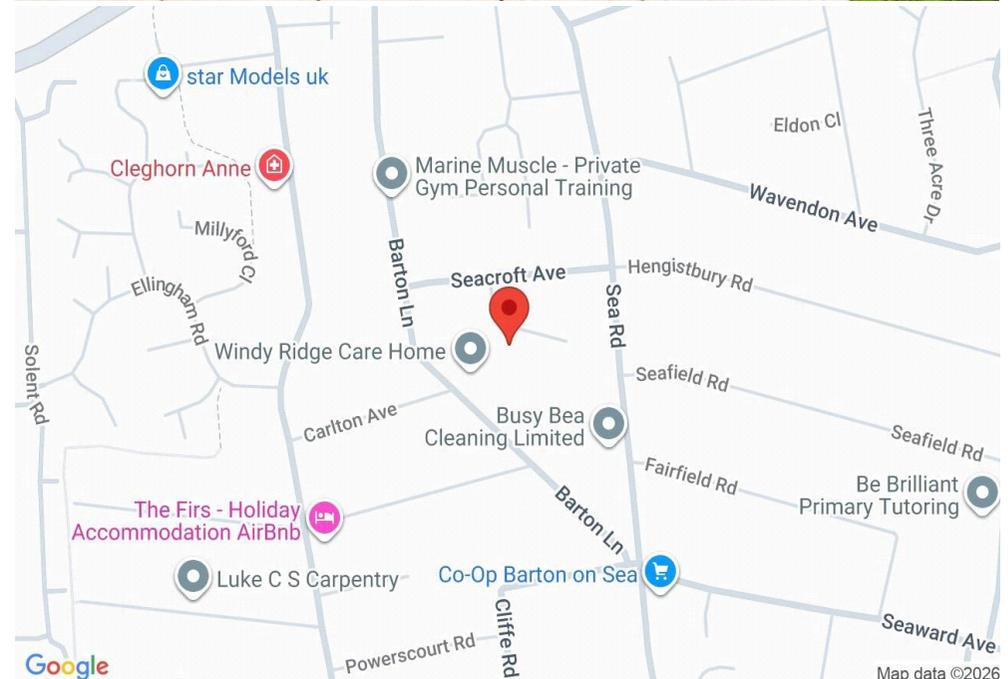
Total area: approx. 99.9 sq. metres (1075.6 sq. feet)

## 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, proceed along Old Milton Road. At the roundabout, continue straight ahead. Upon reaching the T-junction, turn right onto Christchurch Road. After approximately half a mile, turn left into Sea Road, then take the third turning on the right into Seacroft Avenue. Take the first left into Pine Close, where the property can be found on the right hand side.





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