



7 Dolphin Place, Barton on Sea, BH25 7DR

£475,000

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*7 Dolphin Place
Barton on Sea
New Milton
Hampshire
BH25 7DR*

This beautifully presented three bedroom Georgian style townhouse is situated just one road back from Barton on Sea clifftop and beach. It has been refurbished in recent years and now offers bright, modern accommodation. Features include a luxury kitchen and bathroom, a ground floor cloakroom, a secluded garden, a garage, and sea glimpses.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- Family Shower Room
- Secluded Garden
- Garage
- Sea Glimpses



The Property

Entrance porch with a cupboard housing the electrical consumer unit, useful coat hooks, and a glazed door leading through to the entrance hall.

Entrance hall with stairs to the first floor landing and an understairs storage cupboard containing underfloor heating controls, a smart meter, and space for a tumble dryer.

Ground floor cloakroom with a modern suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap and storage beneath, a tiled splashback, a UPVC window, and a towel rail.

Sitting room with an attractive bay window to the front, Karndean flooring, a TV aerial point, and an archway leading through to the kitchen/dining room.

Kitchen/dining room with double casement doors leading out to the patio, a breakfast bar, a range of modern wall and base units, and a contrasting stone effect worktop. Integrated appliances include an induction hob with an extractor fan over, a one and a half bowl stainless steel sink with a mixer tap and Quooker hot water tap, and an eye level double oven. There is space and plumbing for an American style fridge/freezer, a washing machine, and a dishwasher, and a door leading out to the garden.

First floor landing with a hatch to the loft space and an airing cupboard housing the pressurised Megaflo hot water cylinder and a modern Worcester boiler.

Three first-floor bedrooms, two are spacious doubles, and all three benefit from built-in storage. The master bedroom enjoys views over the secluded rear garden, while bedrooms two and three both benefit from sea glimpses.

Family shower room with a luxury suite comprising a walk-in double shower with thermostatic shower attachments and a glass shower screen, a WC, a wash hand basin with a mixer tap and storage beneath, a large chrome heated towel rail, a shaver point, and a mirror with a built-in light.





Gardens & Grounds

To the front is a block paved path leading to the front door, with the rest of the garden laid to lawn and enjoying a sunny southerly aspect.

The rear garden is particularly private and secluded, laid to hard landscaping for ease of maintenance, with high level fencing and mature planting providing excellent privacy.

There is a garage in a nearby block.

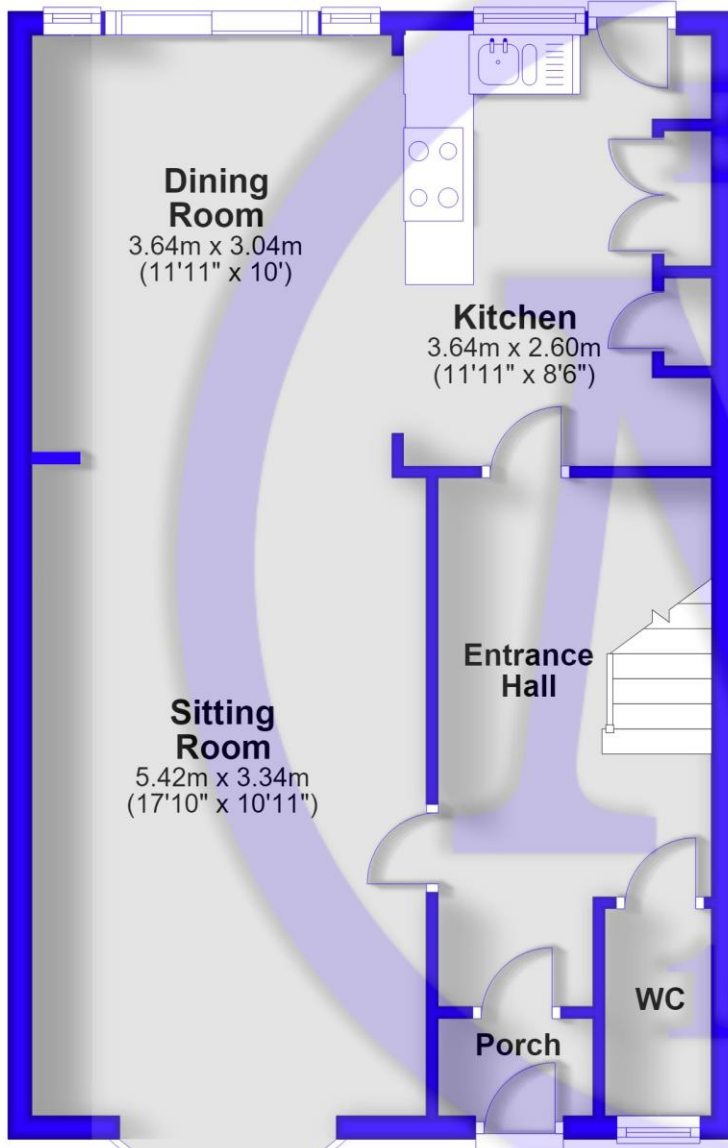
A viewing of this property is highly recommended.

Services

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

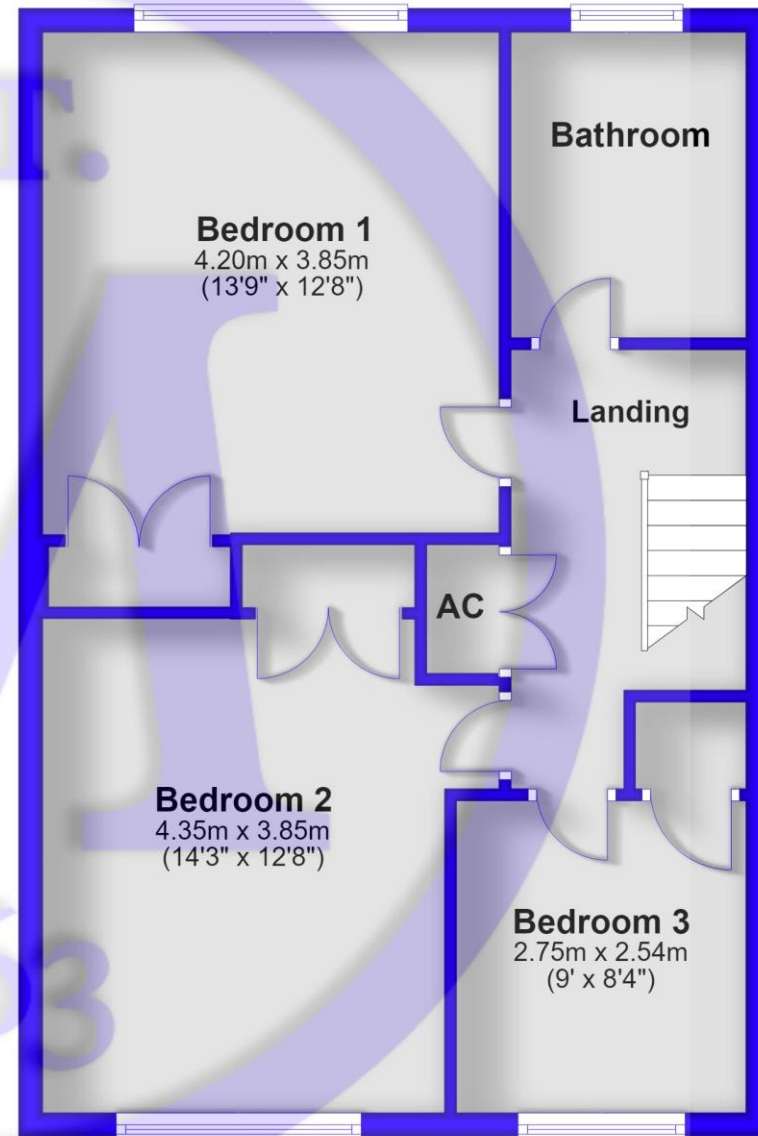
Ground Floor

Approx. 52.7 sq. metres (567.2 sq. feet)



First Floor

Approx. 53.0 sq. metres (570.0 sq. feet)

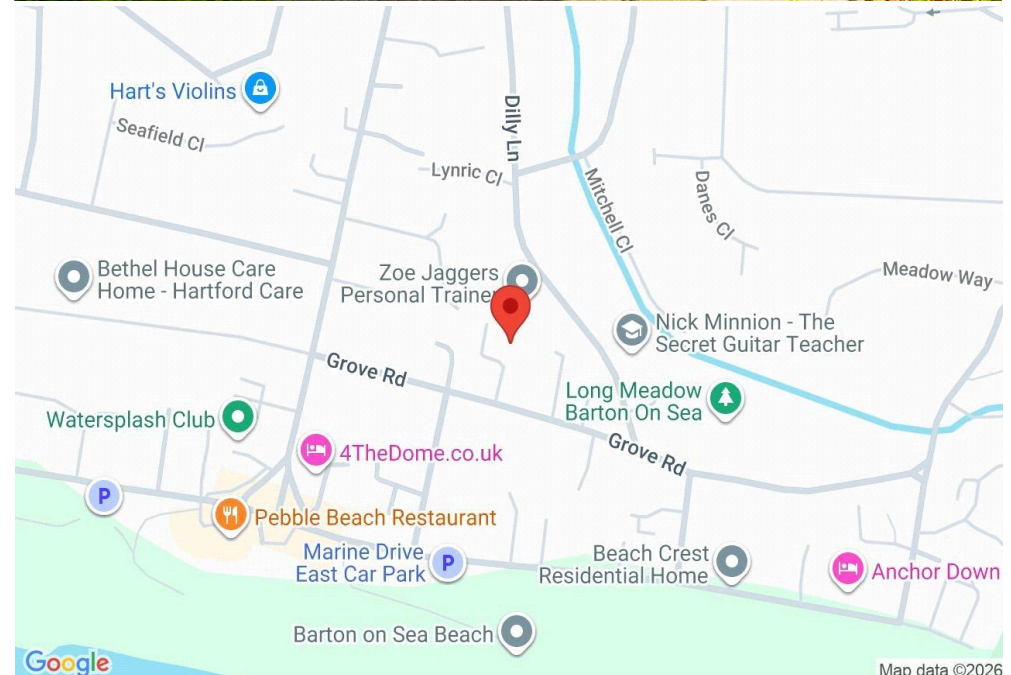


Total area: approx. 105.7 sq. metres (1137.2 sq. feet)



Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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