



*37, Cliffe Road, Barton on Sea, New Milton, BH25 7PA*

*£679,950*

**Mitchells**

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

An extremely rare opportunity to purchase a detached bungalow on a quiet residential side road, possibly the closest to the beautiful Barton on Sea clifftop and beach. This delightful, bright property features two reception rooms with sea glimpses, three bedrooms, a family bathroom, and an en-suite shower room, both of which have been recently fully refurbished. There is also future potential for a loft conversion. The property benefits from lovely sun-trap gardens to both the front and rear, a single garage, plus a secure gated driveway providing parking for multiple additional vehicles. It is conveniently located within close proximity to the newly re-opened Co-Op local store, just a few minutes' easy, level stroll away. Offered with no forward chain.

- Porch & Entrance Hall
- Sitting Room & Dining Room
- Kitchen
- Three Bedrooms
- New Fully Refurbished Bathroom
- New Fully Refurbished En-Suite Shower Room
- Garage With Electric Door
- Secure Gated Driveway Parking For Multiple Vehicles
- Private Gardens
- No Forward Chain



# The Property

Entrance porch with a UPVC double glazed front door.

Hall with a trap to the roof space, a boiler cupboard, and a further cloak cupboard.

A superb double aspect sitting room featuring a corner fireplace with a stone backing and hearth, an inset living flame gas fire, shutters, and a bay window to the front aspect with sea views overlooking Christchurch Bay.

A good sized separate dining room, also fitted with shutters and benefiting from lovely sea views.

Kitchen fitted with a range of white wall and base units, a contrasting dark worktop, and an inset sink unit with a mixer tap. Integrated appliances include a double electric oven, hob, and extractor. There is space for a washing machine, tumble dryer, and undercounter fridge and freezer. The kitchen has part tiled walls, recessed ceiling spotlights, under cupboard lighting, tiled flooring, a window to the side aspect, and a glazed door providing access to the gardens.

Three bedrooms, with both the master and second bedrooms benefiting from a double aspect. The master bedroom also features a good range of built-in furniture, providing ample storage.

Luxury en-suite shower room, recently and extensively refurbished, now comprising a large walk-in shower cubicle with a glass shower screen and thermostatically controlled shower, a wash basin with storage beneath, a WC, and a bathroom cabinet with a Bluetooth speaker, built-in shaver point, and lighting. It also features timber effect flooring, fully tiled walls with high quality porcelain tiles, a ceiling mounted extractor fan, recessed ceiling spotlights, a window with privacy glass, and a chrome ladder style heated towel rail.

Luxury, fully refurbished bathroom fitted with a high quality suite, including a panelled bath with an independent shower over, a glass shower screen, a wash basin with storage beneath, and a WC. Additional features include a beautiful feature radiator, a chrome ladder style heated towel rail, fully tiled walls with high quality porcelain tiles, recessed ceiling spotlights, a ceiling mounted extractor fan, a wall mirror with lighting, and a shaver point.

The property benefits from a fully wired alarm system.

Please note that the fireplace and appliances have not been tested.





## *Gardens & Grounds*

The property sits on a deceptive plot, with the front garden laid mainly to lawn for ease of maintenance, featuring well stocked flower and shrub borders and mature hedging separating it from the road. The driveway is secured by twin hardwood timber gates, providing off road parking for multiple vehicles (approximately four to five, depending on length).

At the rear, there is a good sized textured paved patio area, separated from the rest of the garden by a raised brick bed. The garden is laid mainly to lawn with well stocked, colourful flower and shrub borders, and includes a timber garden shed. The rear garden is larger than it initially appears and also benefits from a corner potting shed.

Additionally, there is a detached garage with an electric up and over door, a pitched roof, and guttering for collecting rainwater into a water butt to the side.



## *Services*

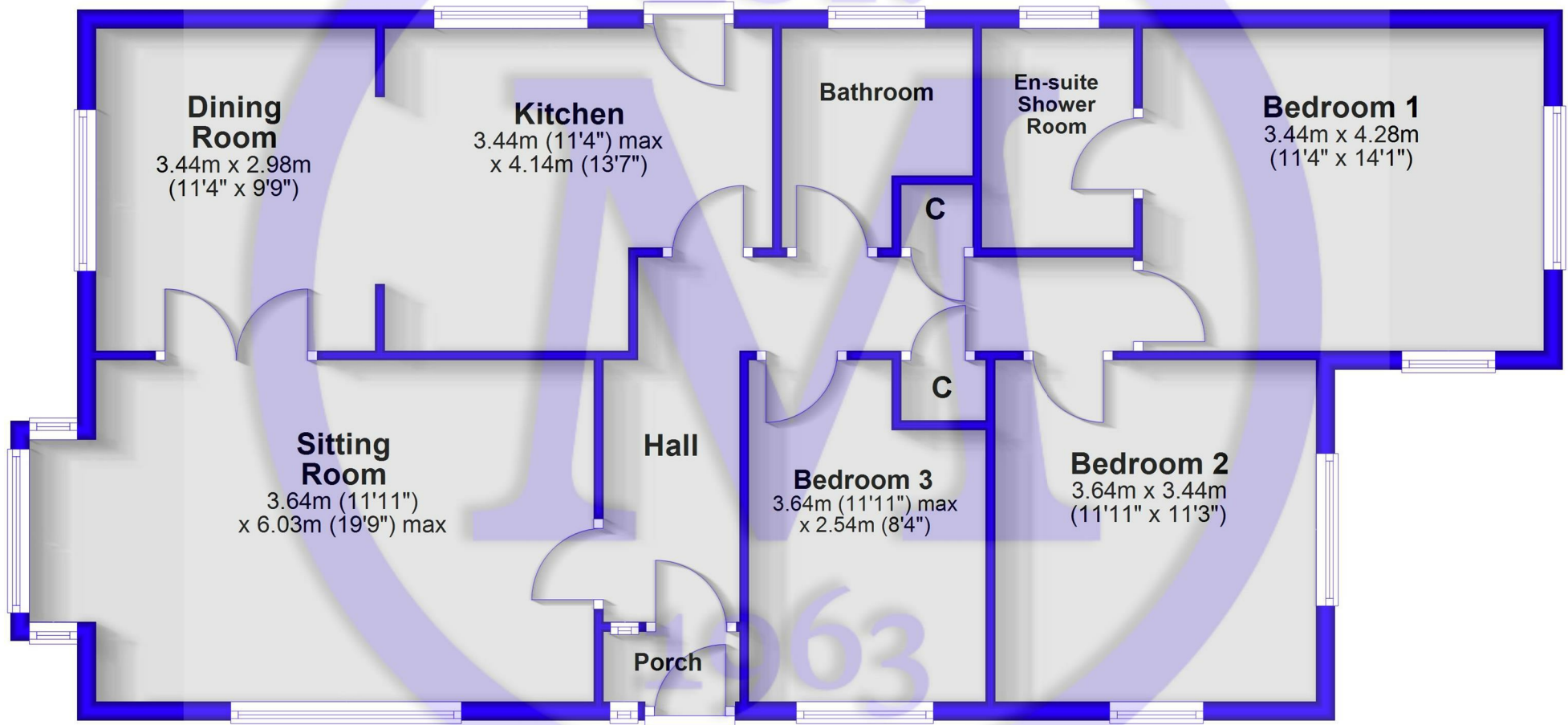
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

## Floor Plan

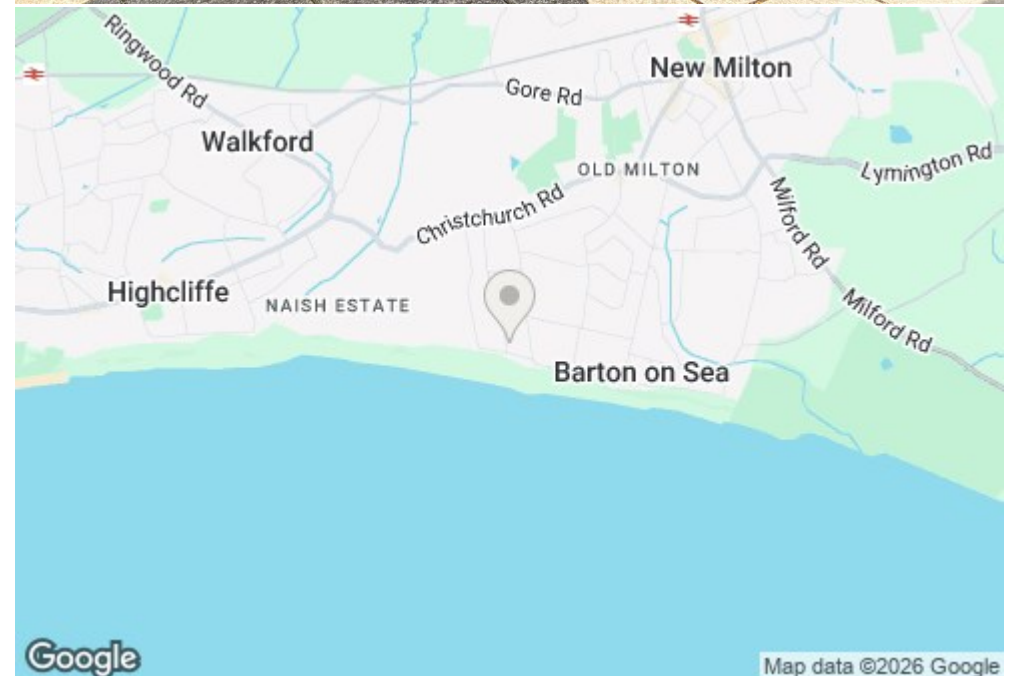
Approx. 103.5 sq. metres (1114.2 sq. feet)

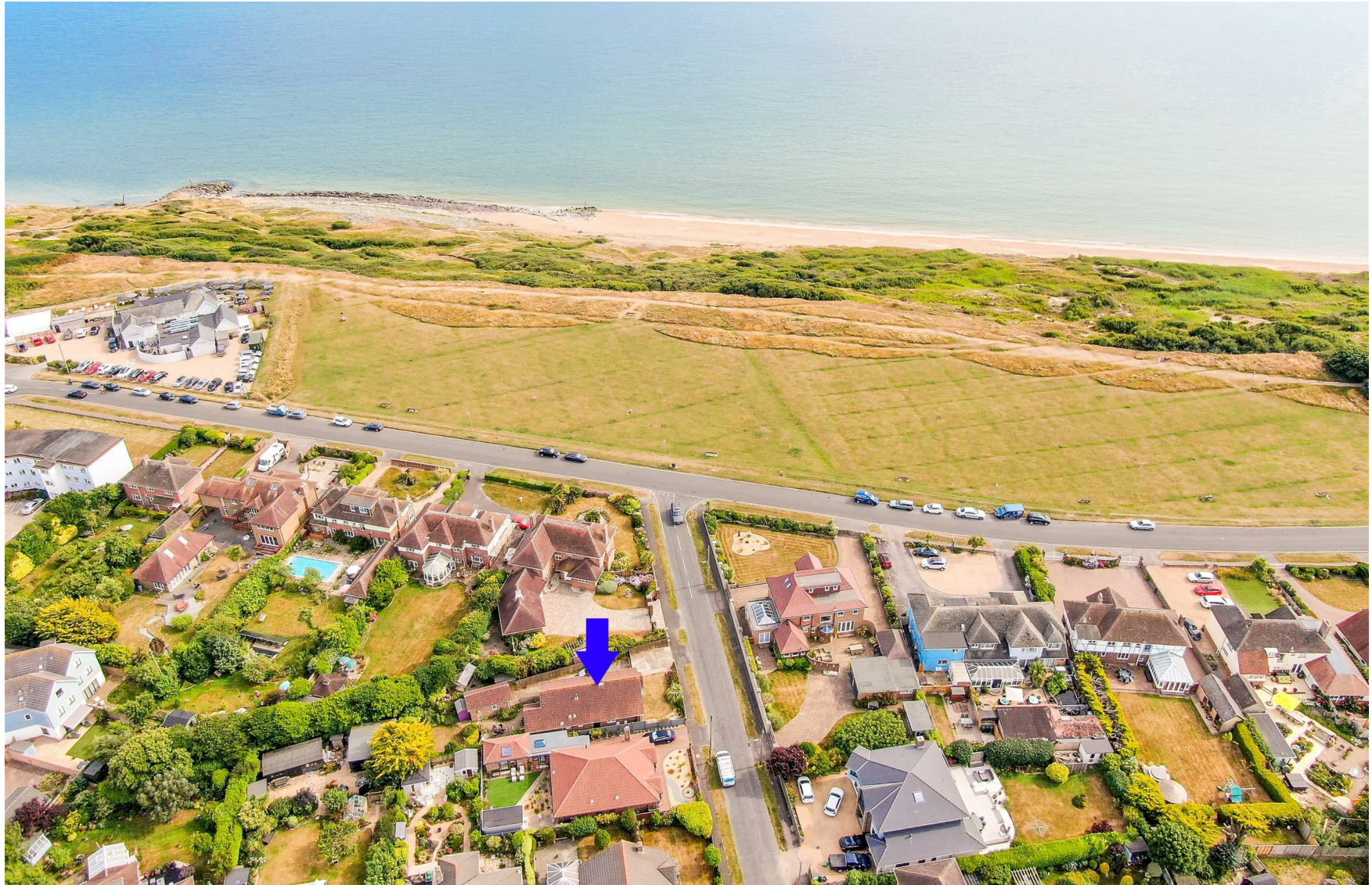


Total area: approx. 103.5 sq. metres (1114.2 sq. feet)

## 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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