



37, Hengistbury Road, Barton on Sea, New

Asking Price £499,950

Mitchells
1963 — TODAY



*37 Hengistbury Road
Barton on Sea
New Milton
Hampshire
BH25 7LT*

An exciting opportunity to purchase this three bedroom detached bungalow, situated in a fantastic location within walking distance of Barton on Sea clifftop and the local shops. The bungalow benefits from a sitting room with doors opening onto the private rear garden, a good sized kitchen/breakfast room, three double bedrooms, a family bathroom, and a large driveway leading to the garage. The property is offered with no forward chain, and a viewing is highly recommended.

- Entrance Hall
- Sitting Room
- Kitchen/Breakfast Room
- Family Bathroom
- Three Double Bedrooms
- Driveway
- Garage
- Private Rear Garden
- No Forward Chain



The Property

Entrance porch with a UPVC front door.

Entrance hall with a cupboard housing the hot water cylinder, a cupboard containing the modern electrical consumer unit, and a hatch to the roof space.

Sitting room with a feature brick fireplace, carpeted flooring, and a casement door leading onto the rear garden.

Kitchen/breakfast room with tiled flooring, a casement door leading to the rear garden, and a range of timber effect units with contrasting worktops. It includes a stainless steel sink unit with mixer tap, a wall mounted Glow Worm gas fired central heating boiler, a four burner gas hob with under counter electric oven and extractor fan above, space and plumbing for a washing machine, and ample room for a dining table and chairs.

Three double bedrooms, with bedrooms one and two benefiting from feature bay windows.

Family bathroom with timber effect flooring, UPVC double glazed windows, part tiled walls, a radiator, and a suite comprising a panel bath, a WC, a pedestal wash hand basin, and a shower cubicle with a glass shower screen.





Gardens & Grounds

The property sits on a lovely mature plot, with the front garden laid mainly to lawn. A side gate provide access to the rear. A concrete driveway leads to the garage, which has an up and over door and a pedestrian door to the side, and there is an additional area of shingle for further parking.

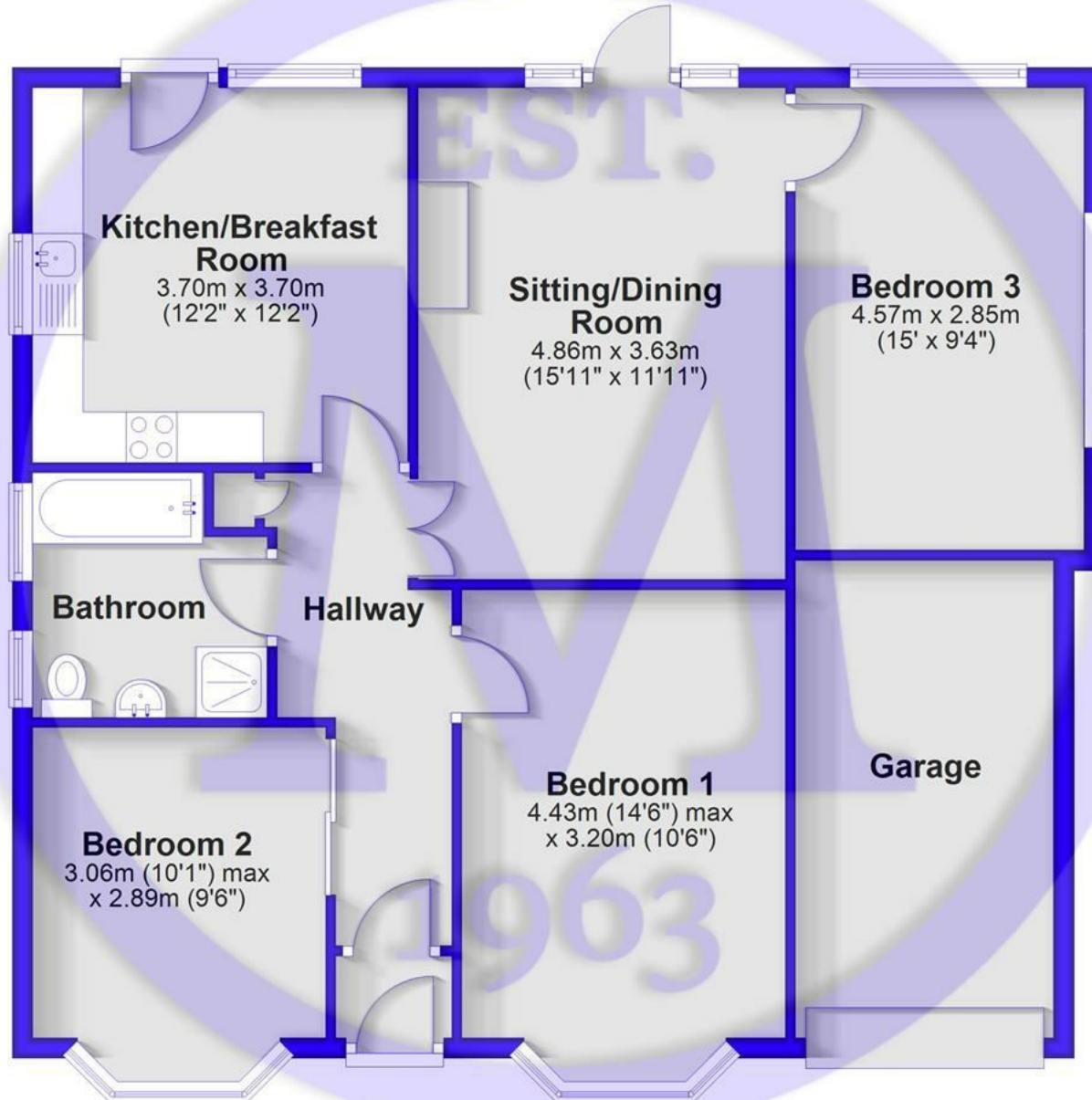
At the rear of the property, there is an area of tarmac with a paved pathway leading to a large storage shed, a generous range of mature shrubs, and a spacious lawn, all enjoying a good degree of privacy.

Services

Mains gas, electric, water and sewerage
Council Tax Band D
Energy Performance Rating

Floor Plan

Approx. 96.6 sq. metres (1039.6 sq. feet)



Total area: approx. 96.6 sq. metres (1039.6 sq. feet)

Situation

From Mitchells, proceed along Old Milton Road. At the roundabout, continue straight across. Upon reaching the T-junction, turn right onto Christchurch Road. Take the first left into Southern Lane, continue into Keyworth Avenue, then take the second right into Hengistbury Road. The property will be found 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

