



3, Barton Green, Barton on Sea, New Milton, BH25 7LZ

£450,000

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*3 Barton Green
Barton on Sea
New Milton
Hampshire
BH25 7LZ*

A well presented two bedroom property, situated just a stone's throw from Barton on Sea clifftop and beach. The property has been carefully maintained by the current owners and offers a spacious sitting/dining room, a separate kitchen, a conservatory, a ground floor WC, a bright and sunny private rear garden, two double bedrooms, two bathrooms, and is offered with no forward chain.

- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Conservatory
- Ground Floor WC
- Two Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Private Rear Garden
- No Forward Chain



The Property

Entrance hall with stairs leading to the first floor landing, a useful coats cupboard, and an understairs storage cupboard.

Ground floor WC with part tiled walls, an extractor fan, carpeted flooring, a large storage cupboard, a wash hand basin with a mixer tap and storage beneath, and a WC with a hidden cistern.

The kitchen enjoys a pleasant outlook over the front and features tile effect flooring and part tiled walls. It includes a range of wall and base units with a contrasting marble effect worktop, a wall hung gas fired boiler, an integrated fridge/freezer, a one and a half bowl sink unit with a mixer tap and drainer, a four burner gas hob with an extractor fan above, raised double ovens, and space and plumbing for a washing machine.

The sitting/dining room is generously sized, providing access to the conservatory, and benefits from a feature fireplace with a brick surround and a gas fire.

The conservatory has a polycarbonate roof, UPVC double glazed windows, double casement doors opening onto the rear garden, tiled flooring, and a radiator.

Bedroom one is a generous king size room with fitted wardrobes and shelving, along with a dressing table and chest of drawers. From the feature window, you can catch glimpses of the sea.

A door leads to the en-suite shower room, which has part tiled walls, carpeted flooring, an extractor fan, and a Velux window. The suite comprises a wash hand basin with storage beneath, a WC, a radiator, and a shower cubicle with a thermostatically controlled shower.

Bedroom two enjoys an open aspect to the front of the property and is a good sized double room with a radiator and space for additional furniture.

The family bathroom is an excellent size, with a cupboard housing the hot water cylinder, carpeted flooring, a Velux window, a radiator, and part tiled walls. The suite comprises a bidet, a wash hand basin with mixer tap, a panel bath with mixer tap and handheld shower attachment, and a WC.





Gardens & Grounds

To the front of the property is a block paved driveway leading to a double carport with a useful storage cupboard, external plug sockets, and an additional area of textured paved patio providing further parking.

The rear garden has been mainly laid to patio for ease of maintenance, with a generous range of mature shrubs surrounding the borders. There is a timber garden gate at the rear, providing access. The garden enjoys an excellent degree of privacy and seclusion.



Services

Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating:

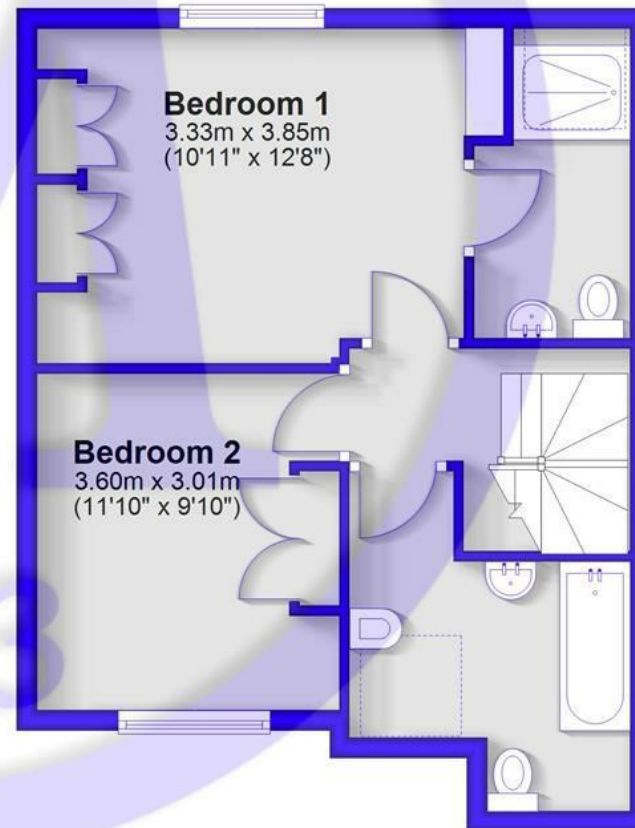
Ground Floor

Approx. 59.3 sq. metres (638.4 sq. feet)



First Floor

Approx. 40.5 sq. metres (436.4 sq. feet)



Total area: approx. 99.9 sq. metres (1074.8 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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