



10, Royston Place, Barton on Sea, New Milton,

£460,000

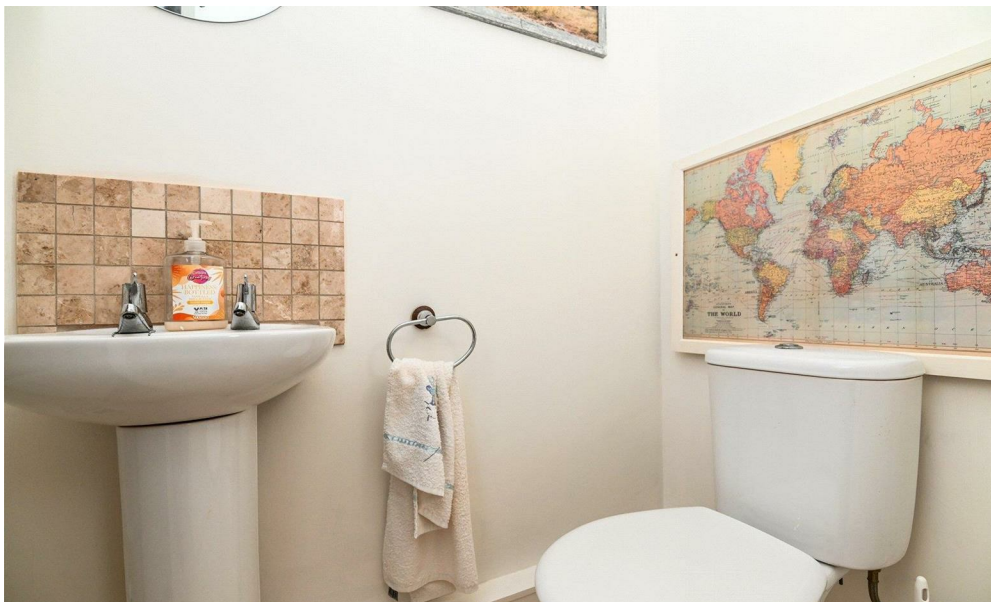
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*10 Royston Place
Barton on Sea
New Milton
Hampshire
BH25 7AJ*

This fantastic Georgian style townhouse is ideally situated just a short walk from Barton on Sea clifftop and beach, and within walking distance of New Milton town centre. The property has recently been refurbished, with features now including a high specification kitchen, a fantastic through sitting/dining room, a ground floor cloakroom, a west-facing garden, a new boiler, and a garage.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting/Dining Room
- Kitchen
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- West Facing Garden
- Garage
- Parking



The Property

Entrance hall with tiled flooring, stairs to the first floor landing, a cupboard housing the electrical consumer unit and electric meter, and a useful understairs storage cupboard.

Ground floor cloakroom with a continuation of the tiled flooring and a white suite comprising a WC, a pedestal wash hand basin, a UPVC window, and a radiator.

The through sitting/dining room is a particular feature of this property, with timber effect flooring, a bright double aspect, plantation shutters, and double casement doors leading out to the patio and rear garden.

A sliding pocket door leads through to the kitchen, which has been fitted with a fantastic range of blue shaker style wall and base units with a contrasting timber effect worktop, a ceramic sink with a mixer tap over and drainer, a four burner gas hob with an extractor fan over and glass splashback, an undercounter AEG oven, space and plumbing for a washing machine, a slimline dishwasher, and a tall stand up fridge/freezer, along with an attractive tiled splashback and views over the west-facing garden.

First floor landing with a hatch to the loft space and a double airing cupboard housing the recently fitted Vaillant boiler, hot water tank, and slatted shelves for storage.

Family bathroom with tile effect flooring, fully tiled walls, and a suite comprising a panelled bath with a mixer tap over, an independent thermostatic shower, a shower curtain, a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a heated towel rail, a medicine cabinet, a wall mounted mirror, and a UPVC window.

On the first floor are three lovely bedrooms, with bedrooms one and two being particularly spacious double bedrooms. All three benefit from built-in storage and have been recently fitted with plantation shutters.





Gardens & Grounds

To the front of the property is an area of lawn with a path leading to the front door, the upkeep of which is covered by the annual service charge.

The rear garden is extremely private and secluded, enclosed by a high level brick wall and featuring a rear gate for access. The remainder of the garden is laid to patio with mature borders and a small area of lawn for ease of maintenance.

There is a single garage with a rear door providing access to the garden, an up and over door to the front, and power and lighting.

The property has been recently modernised with modern UPVC double glazing, and a viewing is highly recommended.

Services

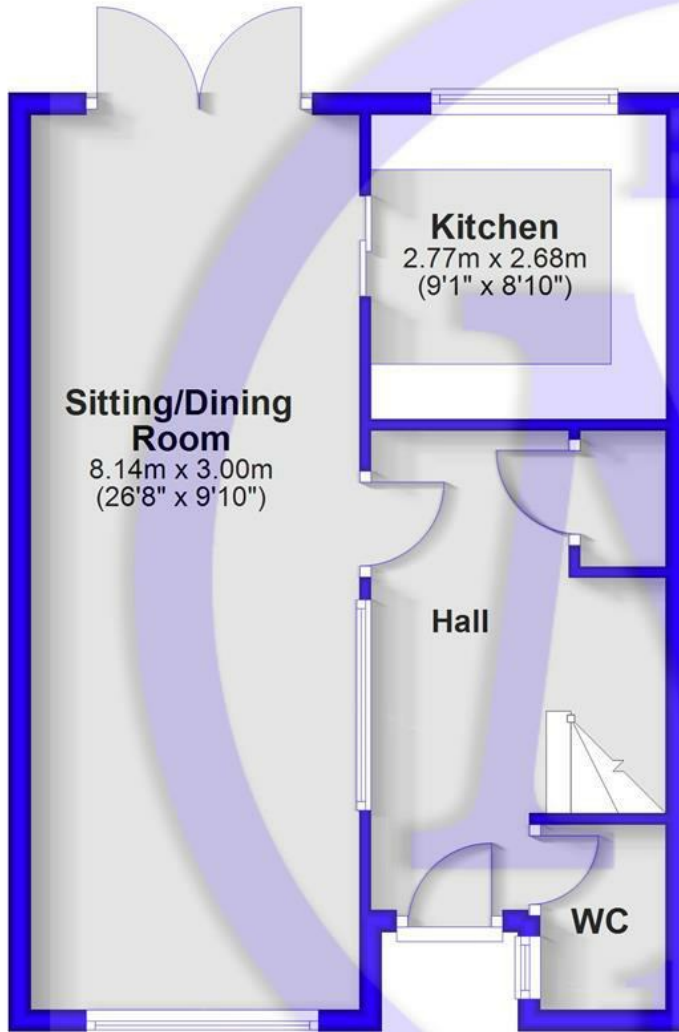
Mains gas, electricity, water and drainage

Council Tax Band: E

Energy Performance Certificate (EPC) Rating: D

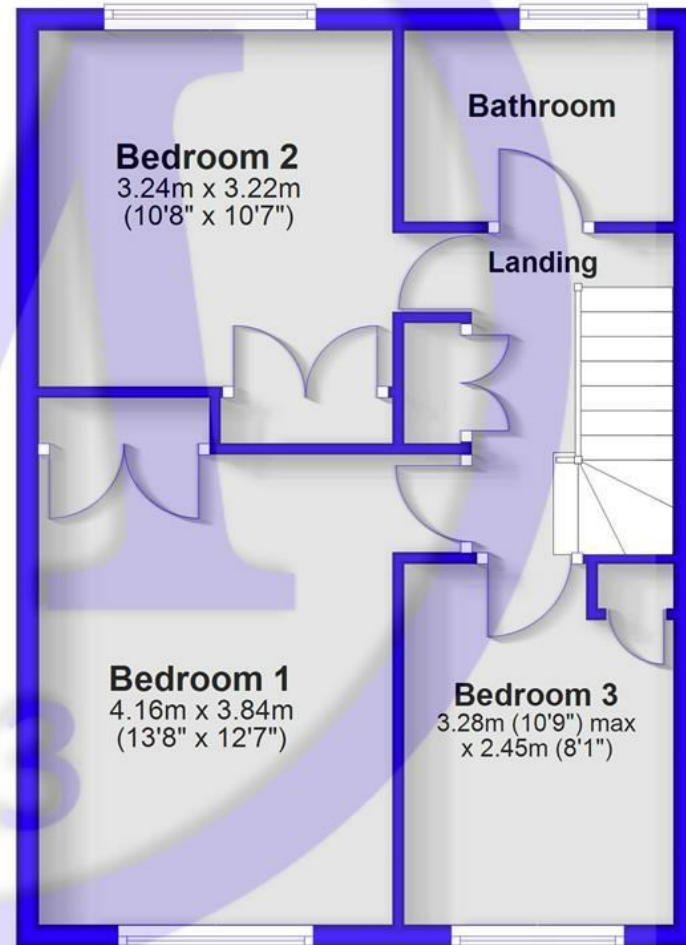
Ground Floor

Approx. 45.5 sq. metres (489.8 sq. feet)

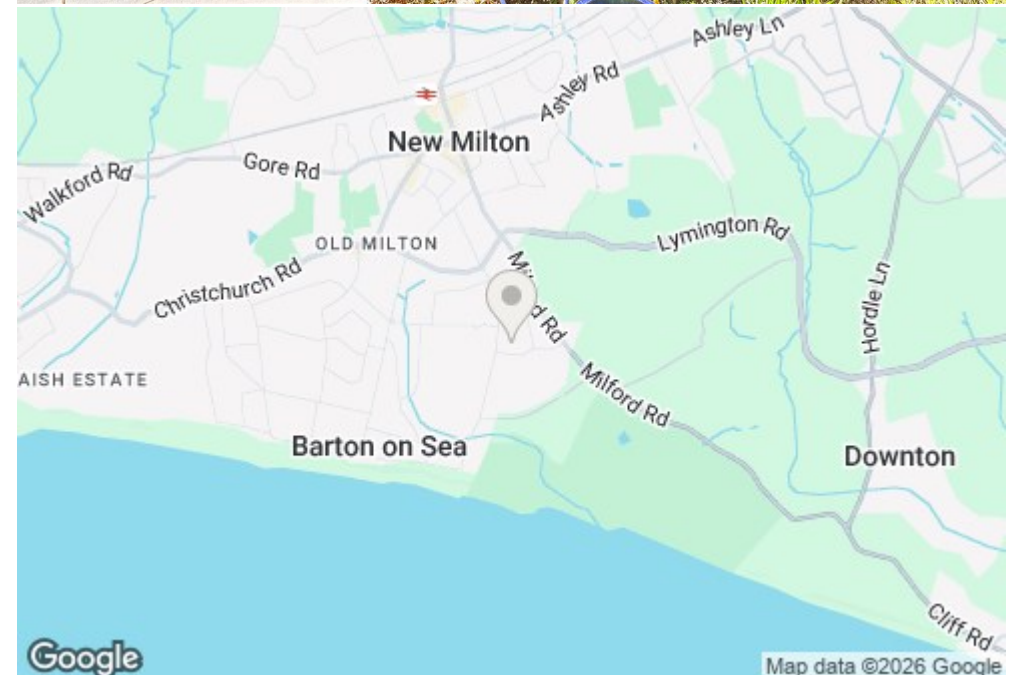


First Floor

Approx. 47.0 sq. metres (505.8 sq. feet)



Total area: approx. 92.5 sq. metres (995.6 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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