



1, Sunnyfield Road, Barton on Sea, New Milton, BH25 7BZ

£585,000

Mitchells

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*1 Sunnyfield Road
Barton on Sea
New Milton
Hampshire
BH25 7BZ*

This attractive two double bedroom bungalow is situated in one of Barton On Sea's most sought after roads and is walking distance of Barton On Sea clifftop and beach. The property offers bright and spacious accommodation with features including a through sitting/dining room, a modern kitchen and bathroom, a beautifully landscaped garden and a driveway.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Rear Lobby
- Family Bathroom
- Two Double Bedrooms
- Secluded Garden
- Driveway



The Property

Entrance hall with attractive picture rail, engineered wood flooring and two UPVC windows.

The sitting room has a continuation of the engineered flooring, a bright double aspect with two feature bay windows and opens through to the dining room with two UPVC windows, a UPVC door leading out to the patio and rear garden and doorway through to the kitchen.

The kitchen is fitted a modern range of shaker style wall and base units with a contrasting worktop, sink with mixer tap over and drainer, integrated appliances include a slimline dishwasher, washing machine, under counter fridge and freezer, four burner induction hob with extractor fan over, oven, breakfast bar, cupboard housing the electric metre and electrical consumer unit, wall mounted Worcester combination boiler fitted approximately one year ago, tiled flooring, tiled splashback and a UPVC window enjoying an outlook to the rear.

The rear lobby has a door leading out to the back garden, tiled flooring, polycarbonate roof and useful coat hooks.

Ground floor cloakroom with suite comprising a WC, wash hand basin with mixer tap over and storage beneath, UPVC window and radiator.

Family bathroom fitted with a modern suite comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, P shaped bath with mixer tap over and independent thermostatic shower attachments, UPVC window, part tiled walls and tiled flooring.

The two bedrooms are lovely double and both benefit from built in storage and feature bay windows overlooking the garden.

Central heating system including the radiators and the boiler were fitted approximately one year ago.

The whole bungalow was modernised approximately four years ago.





Gardens & Grounds

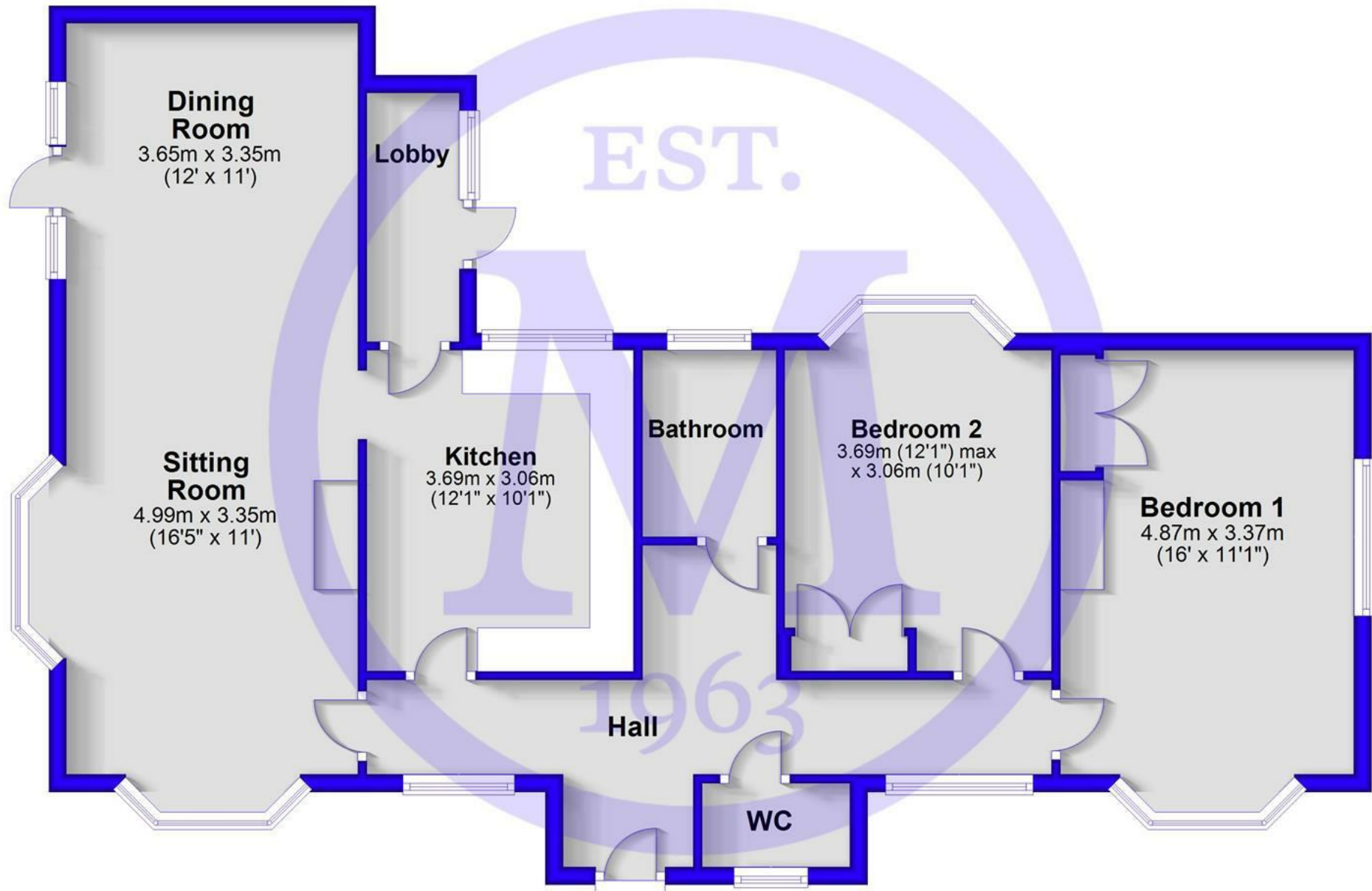
To the front of the property is a garage with a pitched tiled roof, power and lighting and a shingle driveway giving off road parking for approximately two vehicles. The rest of the garden is nicely secluded with high level fencing and hedging and has been beautifully landscaped with mature and colourful borders, two areas of lawn, patio and must be viewed to be fully appreciated.

Services

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

Floor Plan

Approx. 92.6 sq. metres (996.7 sq. feet)



Total area: approx. 92.6 sq. metres (996.7 sq. feet)



Situation

From Mitchells turn right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, at the traffic lights continue across into Barton Court Avenue, take the second left into Highlands Road, immediately right into Sunnyfield Road where the property will be found after a short distance on the right hand side.



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