



*15, Albany Close, Barton On Sea, New Milton, BH25 7HE*

*£725,000*

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*15 Albany Close  
Barton On Sea  
New Milton  
Hampshire  
BH25 7HE*

This beautifully presented, three double bedroom detached bungalow is situated in a quiet cul-de-sac, within easy walking distance of the local doctor's surgery and supermarket, and within walking distance of both New Milton town centre and the Barton on Sea clifftop and beach. The property offers bright, modern accommodation with features including an open plan living area, a master bedroom with an ensuite wet room, a spacious entrance hall, a private and secluded garden, and a generous driveway.

- Entrance Porch
- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Three Double Bedrooms
- Family Bathroom
- En-Suite Wet Room
- Garage/Store
- Driveway
- Secluded Garden



## The Property

Entrance porch with UPVC double glazed windows, a UPVC front door, and providing access through to the hallway.

The hallway has timber effect flooring, a double coats cupboard, an airing cupboard housing the hot water cylinder, and a drop down loft hatch with a built-in ladder and lighting.

The sitting/dining room is a particular feature of this property, offering a bright double aspect, a working woodburning stove, a TV aerial point, a glazed door leading out to the rear garden, and opens through to the kitchen.

The kitchen is fitted with a superb range of modern shaker style wall and base units, with a contrasting solid wood worktop. It includes a ceramic one and a half bowl sink with a mixer tap and drainer, and a five burner gas hob with an extractor fan above. Integrated appliances include a washing machine, dishwasher, oven, microwave, American style fridge/freezer, and a recycling drawer. There is also a breakfast bar and a fantastic view over the rear garden.

The master bedroom is situated at the front of the property and is a lovely double room with built-in wardrobes and a sliding glass door leading through to the en-suite, which is currently set up as a wet room. The wet room has fully tiled walls, a power shower, a wash hand basin with a mixer tap over and storage beneath, and a WC.

Bedroom two has double casement doors opening onto the rear garden, a vaulted ceiling, a wall mounted TV aerial point, and an attractive view over the garden. An archway leads through to a study/dressing area.

Bedroom three is a charming double room with timber effect flooring and a UPVC window overlooking the rear garden.

The family bathroom has tiled flooring and fully tiled walls, with a suite comprising a panelled bath with a mixer tap and handheld shower attachment, a wall mounted wash hand basin with a mixer tap and storage beneath, a WC, and a chrome heated towel rail.





## *Gardens & Grounds*

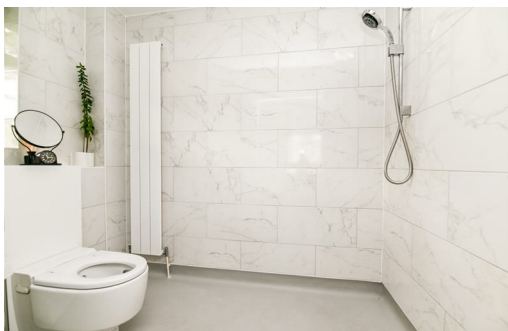
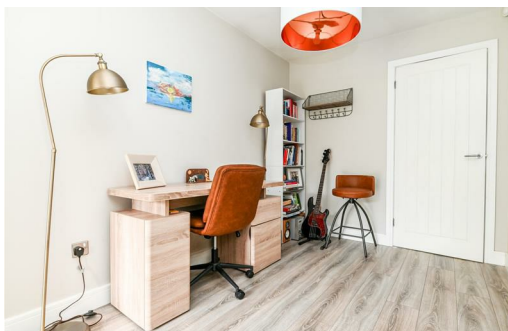
To the front of the property, there is a tarmac driveway providing off road parking for approximately four vehicles and giving access to the half length garage/store, which has an electric roller door, power, and lighting. Additionally, there is a carport accessed via timber gates.

To the rear, the property benefits from two areas of private and secluded garden. The main rear garden is laid with block paviours and high level fencing, offering excellent privacy and seclusion. It also includes a covered dining area, a log store, and raised beds.

To the side of the property is a further garden area with a large patio, access to the carport, a pergola, an attractive raised garden, and an additional storage shed.

The property has recently been fitted with CCTV and a new alarm system.

A viewing of this property is highly recommended.



## *Services*

Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: E



## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.





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