



*1, The Fairway, Barton on Sea, New Milton, BH25*

*Asking Price £319,950*

**Mitchells**  
1963 — TODAY



*1 The Fairway  
Barton on Sea  
New Milton  
Hampshire  
BH25 7AP*

A superbly positioned three bedroom end-of-terrace house situated within easy walking distance of the stunning Barton on Sea clifftop and beach. The property occupies an excellent position within this development, with a lovely open outlook to the front. Other features include a garage in a nearby block, a modern bathroom and cloakroom, a good sized kitchen/dining room, easily maintained gardens, a ground floor cloakroom, and the property is offered with no forward chain.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Cloakroom
- Landing
- Three Bedrooms
- Bathroom
- Garage
- Private Gardens



## The Property

Entrance hall with UPVC double glazed front door, attractive timber effect tiled floor, and stairs leading to the first floor.

Sitting room with feature parquet flooring, a recessed fireplace with open fire, and a lovely open westerly outlook to the front.

Kitchen/dining room with the kitchen area fitted with a range of timber effect wall and base units, contrasting worktops, and an inset sink unit with mixer tap. Integrated electric oven, hob, and extractor, space for a washing machine and integrated fridge, tiled flooring, and double aspect with a casement door to the outside. The dining area has ample space for a dining table and UPVC double glazed sliding doors opening onto the rear garden.

Ground floor cloakroom fitted with a modern white suite comprising a WC, wash hand basin with storage beneath, attractive tiling, and recessed ceiling spotlights.

First floor landing with access to the roof space and airing cupboard.

Three bedrooms, all with timber flooring, and two with built-in wardrobes.

Fully tiled modern bathroom fitted with a white suite comprising a panelled bath with an independent shower over and glass shower screen, wash basin with storage beneath, WC, tiled flooring, chrome ladder style towel rail, and recessed ceiling spotlights.





## *Gardens & Grounds*

The front garden is mainly laid to lawn for ease of maintenance, with a paved pathway leading to the front door.

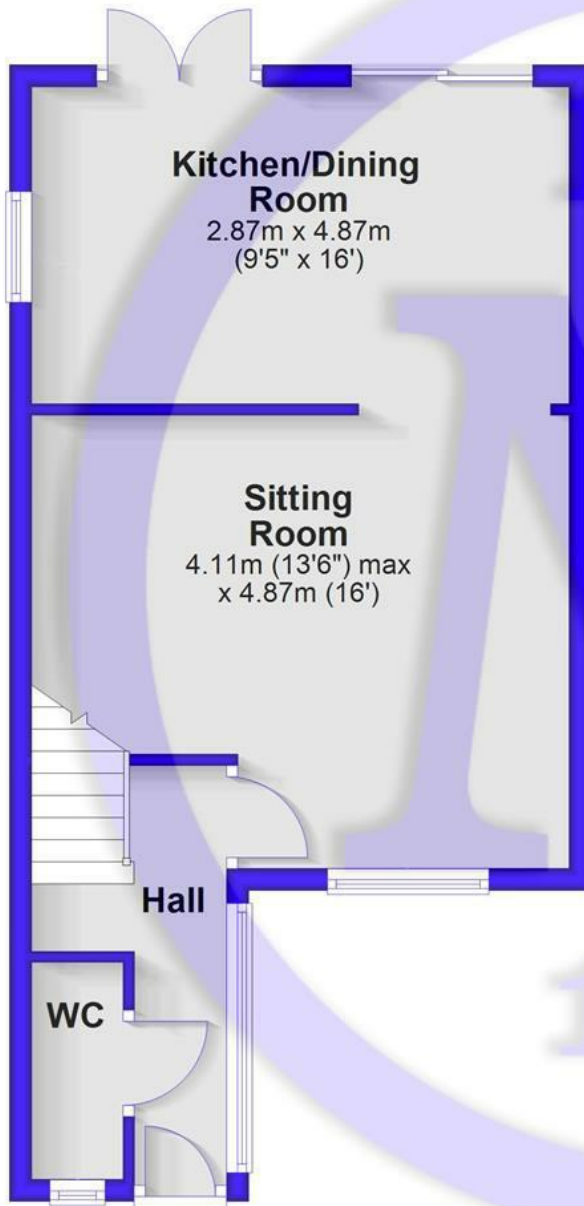
The rear garden is laid mainly to shingle, also designed for easy maintenance. A timber gate provides rear access to the nearby garage, which has an up and over door.

## *Services*

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

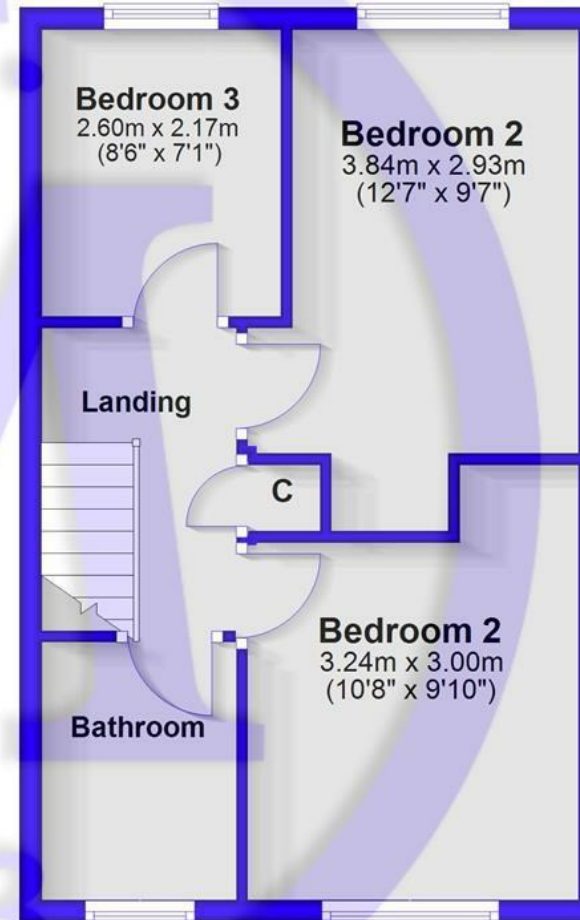
## Ground Floor

Approx. 39.4 sq. metres (424.2 sq. feet)



## First Floor

Approx. 43.4 sq. metres (467.0 sq. feet)



Total area: approx. 82.8 sq. metres (891.3 sq. feet)

## Situation

From Mitchells, turn right at the traffic lights onto Station Road. At the roundabout, turn right onto Lymington Road. Take the second turning on the left onto Becton Lane, then take the sixth left onto The Fairway, where the property will be seen on the left hand side.





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