



*50, Chiltern Drive, Barton on Sea, New Milton, BH25 7LD*

*£459,950*

**Mitchells**  
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*50 Chiltern Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LD*

A lovely two double bedroom detached bungalow, situated a short walk from the local shops and within walking distance of Barton on Sea clifftop. The property offers bright, modern accommodation with features including a double aspect kitchen/dining room, a contemporary bathroom with a bath and separate shower, and a sunny south facing garden.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Shower Room
- Driveway
- Garage
- South Facing Garden



## The Property

Entrance hall with recessed ceiling spotlights, engineered oak flooring, and a storage cupboard housing the electrical consumer unit, central heating controls, and thermostat.

The kitchen is situated at the front of the property with a bright double aspect, a UPVC door providing access to the garage and rear garden, ample space for a table and chairs, tiled flooring, a tiled splashback, modern shaker style wall and base units, a contrasting quartz effect worktop, and a ceramic one and a half bowl sink with a mixer tap and drainer. Integrated appliances include a microwave, a four burner induction hob with an extractor fan over, a dishwasher, an eye level double oven, a proving drawer, and a tall stand up fridge/freezer.

The sitting room enjoys an outlook over the rear garden, double casement doors onto the patio, a feature fireplace with an inset Clearview wood burning stove, a TV aerial point, and a continuation of the engineered oak flooring.

The bathroom is a particularly good size, with tiled flooring, fully tiled walls, and a suite comprising a panel bath with a mixer tap and handheld shower attachments, a WC, a wash hand basin with a mixer tap and storage beneath, a corner shower cubicle with sliding glass doors and thermostatic shower attachments, recessed ceiling spotlights, a wall mounted mirror with a built-in light, and two UPVC windows.

The property benefits from two large double bedrooms, with the master situated at the rear of the property overlooking the garden, and a lovely range of built-in wardrobes.



## *Gardens & Grounds*

To the front of the property is a driveway providing off road parking for approximately three vehicles and access to the single garage, which has an up and over door to the front and a pedestrian door to the rear. Inside the garage, there is a modern Worcester boiler, a pressurised hot water cylinder, and plumbing for a washing machine and tumble dryer.

The rear garden benefits from a bright, sunny southerly aspect and is extremely private and secluded, with high level fencing, mature and colourful planting, a generous patio, and a storage shed.



## *Services*

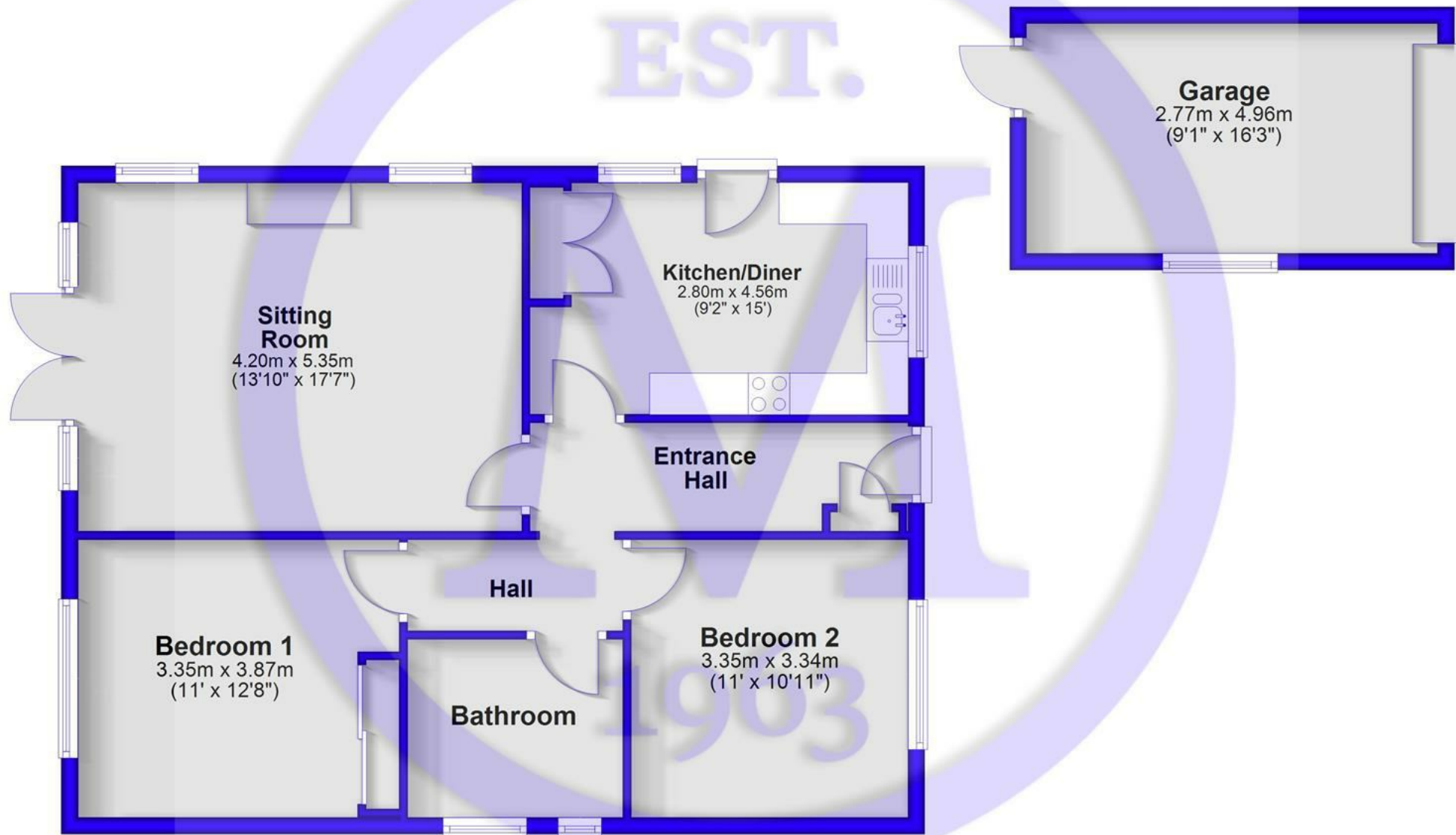
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

## Floor Plan

Approx. 90.3 sq. metres (972.2 sq. feet)



Total area: approx. 90.3 sq. metres (972.2 sq. feet)



## 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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