



4, Barton Green, Barton on Sea, New Milton,

Asking Price £499,950

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*4 Barton Green
Barton on Sea
New Milton
Hampshire
BH25 7LZ*

An immaculately presented two bedroom home situated only a short walk from Barton On Sea clifftop and beach. The property has been well maintained and improved by the current owner in recent years with features including a high specification modern kitchen, spacious sitting/dining room, a garden room, a ground floor WC/utility room, two double bedrooms, an en-suite shower room to bedroom one, a family bathroom, a carport and parking for at least two vehicles and a beautifully landscaped south facing rear garden. The property is offered with no forward chain and an internal viewing is highly recommended.

- Entrance Hall
- Modern Kitchen
- Spacious Sitting/Dining Room
- Garden Room
- Ground Floor WC/Utility Room
- Two Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Carport
- South Facing Garden



The Property

Entrance hall with a UPVC front door, a double glazed window, a useful storage cupboard, modern timber effect flooring, and stairs leading to the first floor.

The kitchen is a brilliant size and enjoys an outlook to the front of the property. The modern kitchen benefits from a range of modern wall and base units with a contrasting Quartz worktop and splashback, integrated appliances including a slimline dishwasher, two under counter fridges, one with freezer compartment, a one and a half bowl sink with a mixer tap and drainer, a range style gas hob with an electric oven with an extractor fan over, and tiled flooring.

A breakfast bar provides natural division between the kitchen and the spacious sitting/dining room, which benefits from modern timber effect flooring, a contemporary flame effect electric fire, modern radiators, and bi-folding doors opening onto the garden room.

Garden room with tiled flooring, a modern vertical radiator, a UPVC double glazed roof, windows and double casement doors onto the rear garden.

The ground floor WC includes tiled flooring, an extractor fan, space and plumbing for both a washing machine and tumble dryer, fitted storage and a suite comprising, a wash hand basin with a mixer tap, plus a water softener tap and storage beneath, a WC and a ladder style heated towel rail.

First floor landing with trap to roof space.

The family bathroom is beautifully appointed, with an airing cupboard housing the unvented pressurised hot water tank, a Velux window, and a four piece suite comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a bidet, a chrome ladder style heated towel rail, and a freestanding bath.

Bedroom one, situated at the rear of the property, features a charming window with pleasant sea glimpses, modern timber effect flooring, a modern radiator, wall lighting, a large selection of built-in wardrobes and a door leading to the en-suite with an extractor fan, a Velux window and a suite comprising, a WC, a wash hand basin with a mixer tap over and storage beneath, a ladder style heated towel rail, a tiled shower cubicle, and a mirrored wall cabinet.

Bedroom two is a double room which is currently laid out as a single bedroom with timber effect flooring, an excellent range of built-in wardrobes, and an attractive outlook to the front.

The property has been brilliantly cared for by the current owners and an Electrical Installation Condition Report (EICR) was carried out in October 2025.

Exclusive Resident Benefit: Barton Green residents can apply for membership at Barton Golf Club without paying the joining fee, a £1,500 saving on full membership (standard joining process applies). Annual subscription and shareholding fees remain payable.

We understand that holiday lets are permitted at the property.





Gardens & Grounds

To the front of the property is a large block paved driveway with a carport, offering sheltered parking for at least two vehicles. Textured slate edging borders a small area of lawn, and there are two useful full height storage cupboards, one housing a water softener unit. Above the carport is extensive storage incorporating a partitioned area with door and lighting.

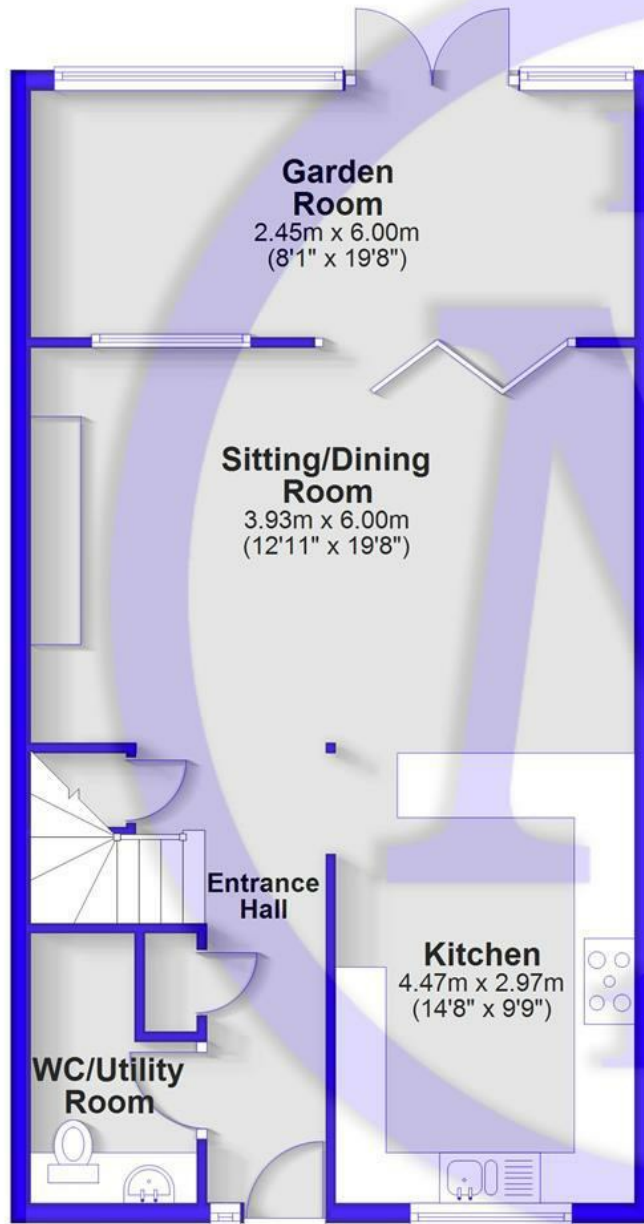
The rear garden has been beautifully landscaped over recent years. It features a spacious block paved patio which is ideal for outdoor dining and entertaining, garden lighting, raised planting beds with raised brick edged beds, a small lawn, steps lead up to an area of raised paved patio which with garden shed and a gate provides access to a back entrance.

Services

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

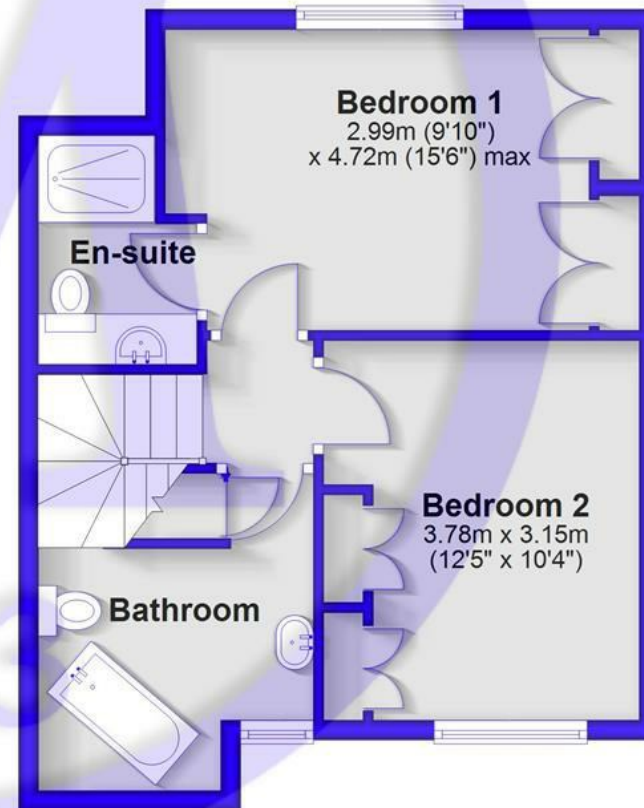
Ground Floor

Approx. 66.4 sq. metres (714.3 sq. feet)



First Floor

Approx. 41.0 sq. metres (441.1 sq. feet)



Total area: approx. 107.3 sq. metres (1155.4 sq. feet)

Situation

From Mitchells, turn right at the traffic lights and proceed along Station Road. At the roundabout, turn right onto Lymington Road. Take the second turning on the left into Becton Lane. At the junction, continue straight across and take the second turning on the left into Barton Green, where the property will be found on the right hand side.





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