



95 Barton Drive, Barton on Sea, BH25 7JH

£725,000

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*95 Barton Drive
Barton on Sea
New Milton
Hampshire
BH25 7JH*

This fantastic three double bedroom detached bungalow is situated on this prominent corner plot within walking distance of Barton on Sea clifftop and beach. The property offers bright and generous accommodation, with features including an impressive double aspect sitting/dining room, a kitchen/breakfast room, a master bedroom with an en-suite, and a secluded garden.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Conservatory
- Three Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage
- Driveway
- Private & Secluded Garden



The Property

Entrance hall with a cupboard housing the electric and gas meters, recessed ceiling spotlights, a storage cupboard, a hatch to the loft space with a drop down ladder, and a radiator.

The kitchen/breakfast room is particularly spacious, with a fantastic range of timber effect wall and base units, a contrasting worktop, a stainless steel one and a half bowl sink with a mixer tap over and drainer, a UPVC double glazed door leading out to the patio and rear garden, a UPVC door through to the garage, modern vertical radiators, and space and plumbing for a washing machine, tumble dryer, American style fridge/freezer, and range style cooker.

An archway leads through to the sitting/dining room with a bright double aspect, a wood burning stove, double casement doors leading out to the patio and rear garden, a wall mounted TV aerial point, and double casement doors through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, UPVC double glazed doors, a UPVC double glazed roof, tiled flooring, underfloor heating, power, lighting, and enjoys a view over the rear garden.

Family bathroom with tiled flooring, fully tiled walls, and a white suite comprising a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a panelled bath with a mixer tap over and an independent thermostatic shower, a shower curtain, a UPVC window, and a modern chrome heated towel rail.

Three generous double bedrooms, with bedrooms two and three enjoying an outlook to the front of the property. The master bedroom benefits from a built-in wardrobe with two hanging rails and useful shelving, and its own en-suite shower room comprising a WC, a wash hand basin with a mixer tap over and storage beneath, a walk-in double shower with a sliding glass shower screen and thermostatic shower attachments, a chrome heated towel rail, and an extractor fan.

Integral garage with power, lighting, and bi-fold style doors to the front.





Gardens & Grounds

To the front of the property, there is a block paved driveway providing off road parking for two to three vehicles, with the rest of the garden laid to lawn, mature planting, and a low level fence.

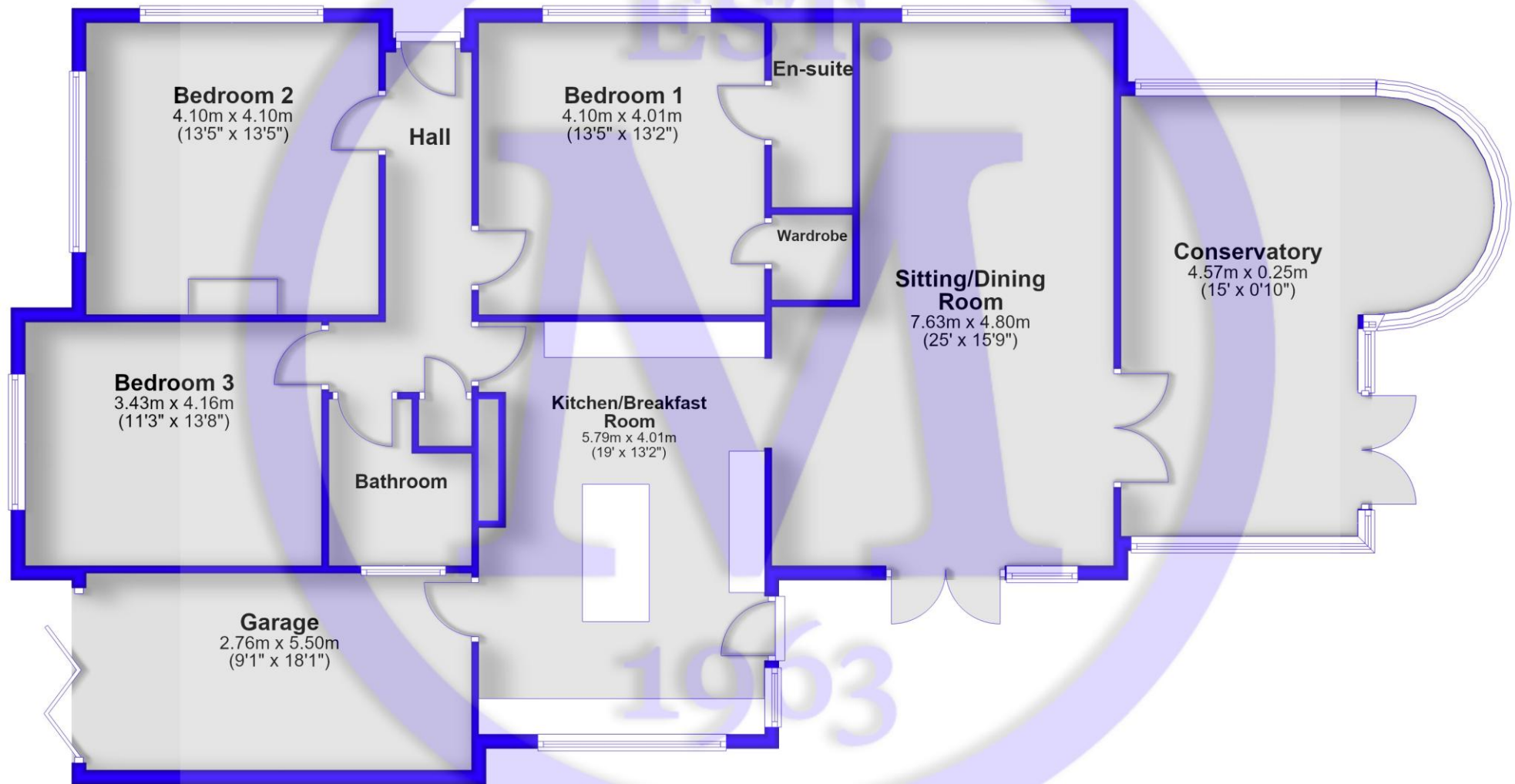
The rear garden is particularly private and secluded, with a large patio area, high level fencing and planting, and the rest of the garden laid to lawn. A pergola to the rear creates a fantastic area for outside entertaining.

Services

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: To be confirmed

Ground Floor

Approx. 164.7 sq. metres (1772.5 sq. feet)

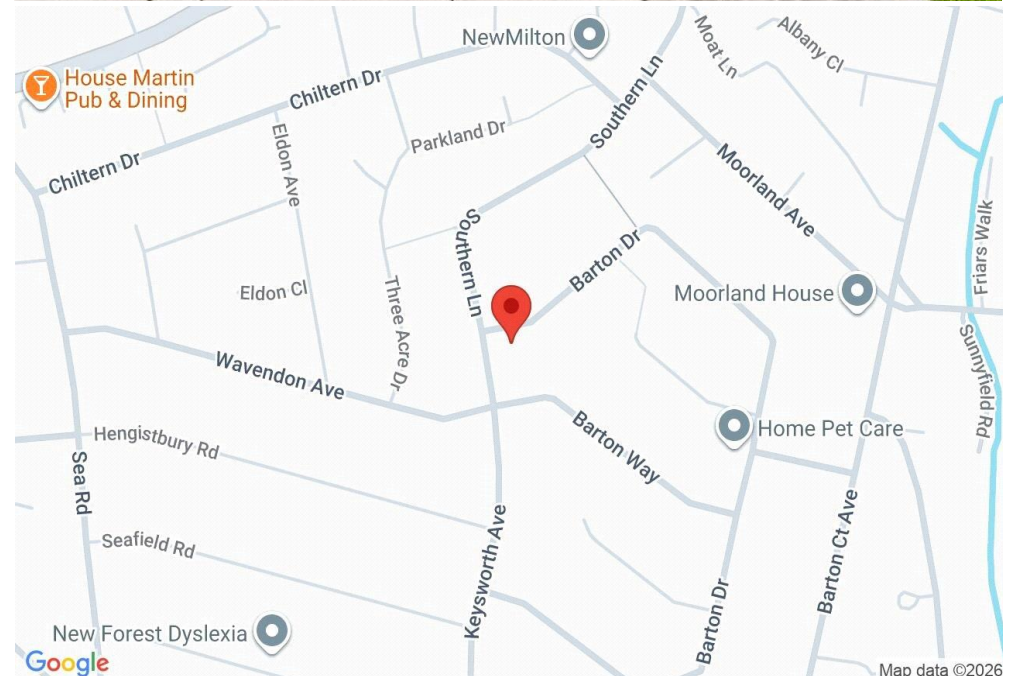


Total area: approx. 164.7 sq. metres (1772.5 sq. feet)



Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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