



*24 Three Acre Drive, Barton on Sea, BH25 7LQ*

*£475,000*

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*24 Three Acre Drive  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LQ*

A well positioned, two double bedroom detached bungalow offered with no forward chain. Features of the property include a good sized L-shaped sitting/dining room, a kitchen/breakfast room, a large modern bathroom, double aspects to many rooms, an attached garage, and private gardens.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door, exposed timber flooring, recessed ceiling spotlights, and a cloaks cupboard.

Double aspect L-shaped sitting/dining room with a pleasant outlook to the front.

Kitchen/breakfast room fitted with a range of cream wall and base units, soft closing drawers and doors, a contrasting timber worktop, an inset sink unit with a mixer tap, a breakfast bar, recessed ceiling spotlights, tile effect flooring, a boiler cupboard housing a wall mounted Worcester gas fired boiler, and a UPVC double glazed door to the outside. Integrated appliances include a double electric oven, a five burner gas hob with an extractor, and there is space for a tall fridge/freezer, a washing machine, a dishwasher, and a tumble dryer.

Two double aspect double bedrooms, both with recessed ceiling spotlights, and one with a built-in wardrobe.

Spacious bathroom fitted with a white suite comprising a panelled bath, a separate fully tiled shower cubicle, a WC, a wash basin, tiled flooring, and recessed ceiling spotlights.





## Gardens & Grounds

The property sits on an easily maintained plot, with the front garden laid mainly to decorative stone, featuring mature flowers and shrubs. A driveway provides off road parking and leads to the attached single garage, which has an electrically operated up and over door, power, light, and a pedestrian door through to the kitchen. The garage could easily be converted to create an extra room, subject to any necessary permissions.

The rear garden is designed for ease of maintenance, with a paved patio area, decorative brick edging, and the remainder mainly laid to shingle with colourful mature borders, all enjoying a good degree of privacy.

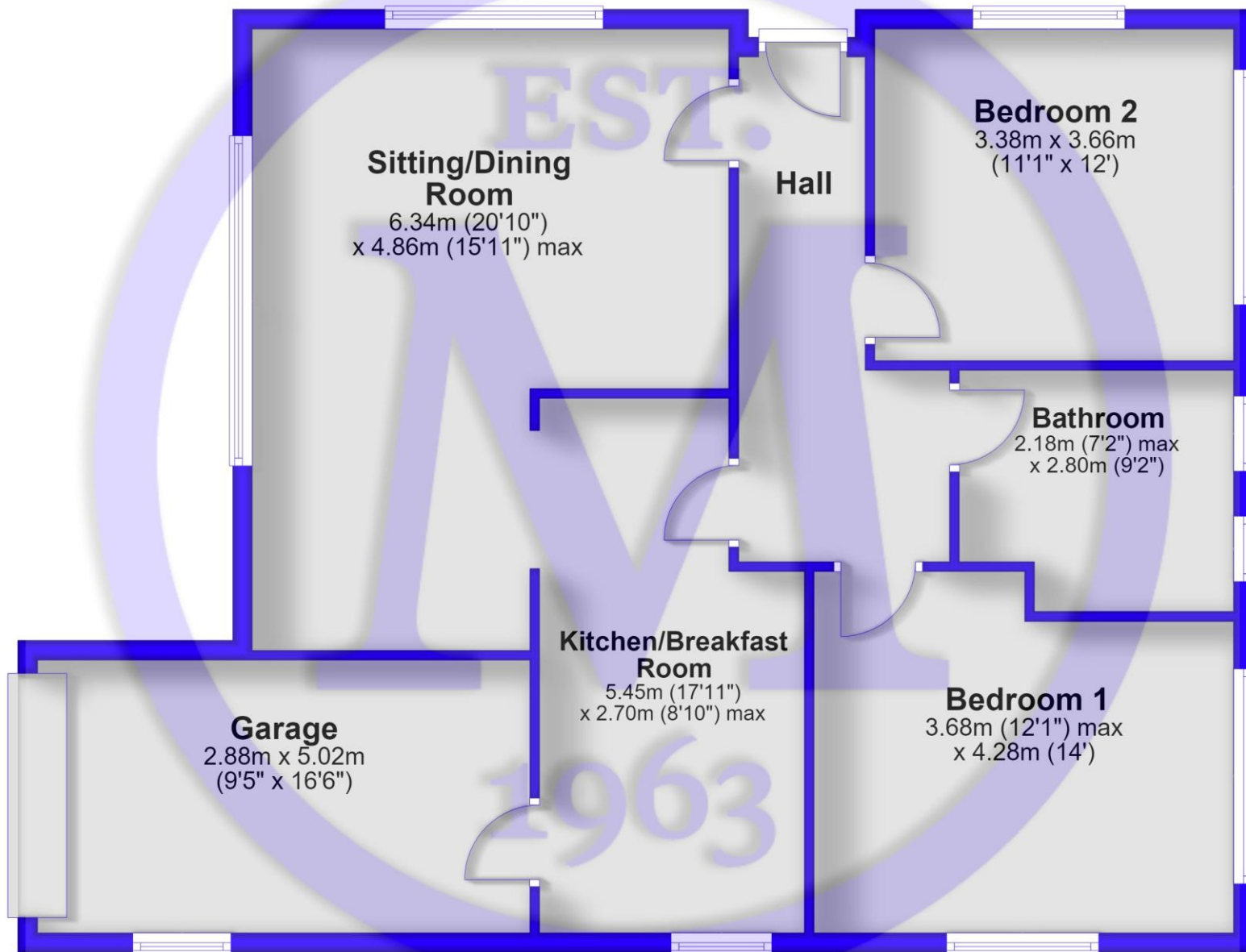


## Services

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

## Floor Plan

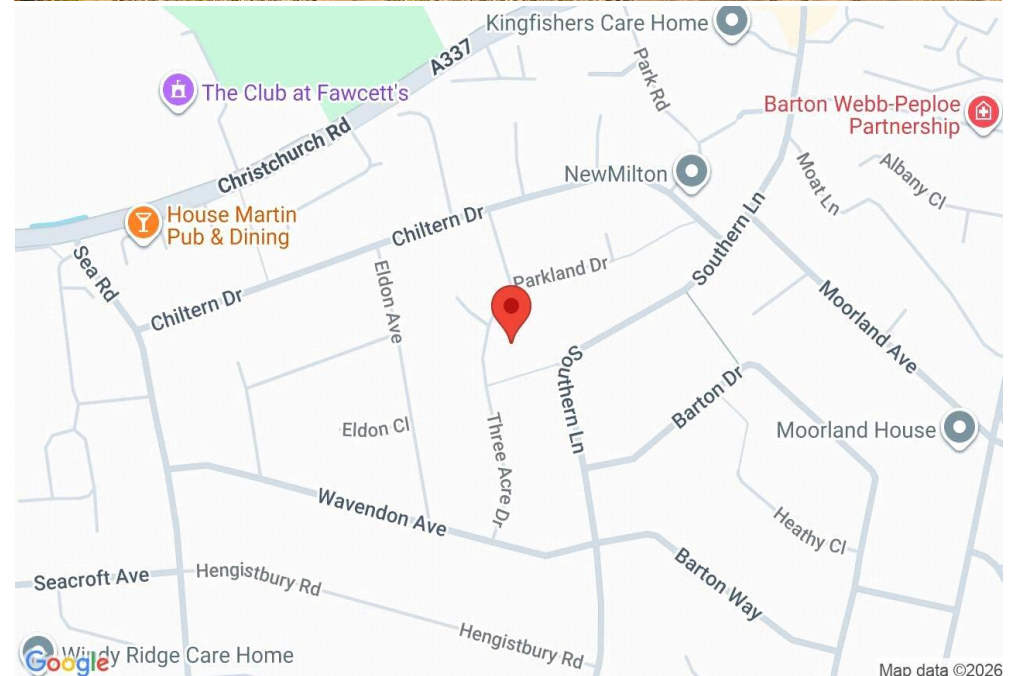
Approx. 97.6 sq. metres (1050.7 sq. feet)



Total area: approx. 97.6 sq. metres (1050.7 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.





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