



14 Barton Drive, Barton on Sea, BH25 7JJ

£759,950

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*14 Barton Drive
Barton on Sea
New Milton
Hampshire
BH25 7JJ*

This highly deceptive four double bedroom chalet bungalow is situated in this sought after road, within easy walking distance of Barton on Sea clifftop, beach and restaurants. The property offers bright, modern and spacious accommodation, with features including an impressive kitchen/dining room, a separate sitting room, a ground floor master bedroom, two bathrooms, and a sunny south facing garden.

- Entrance Hall
- Kitchen/Dining Room
- Sitting Room
- Conservatory
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Two First Floor Double Bedrooms
- First Floor Family Bathroom
- Integral Garage & Driveway
- South Facing Garden & Garden Chalet



The Property

Entrance hall with stairs to the first floor landing, a useful understairs storage cupboard, Nest central heating controls, and a cupboard housing the pressurised hot water cylinder.

The kitchen/dining room is a particular feature of this property, with bi-fold doors leading out to the patio and rear garden, ample space for furniture, and a range of modern grey wall and base units, a contrasting stone effect worktop, a stainless steel sink with a mixer tap over, space and plumbing for an American style fridge/freezer, a cupboard housing the electrical consumer unit, under cupboard lighting, and modern vertical radiators. Integrated appliances include a dishwasher, a washing machine, a four burner induction hob with an extractor fan over, and an eye level double oven.

The sitting room is a fantastic size, with double casement doors leading out to the conservatory, a TV aerial point, a modern wood burning stove, and recessed ceiling spotlights.

The conservatory is constructed of dwarf cavity brick walls, UPVC double glazed windows and roof, and double casement doors onto the patio.

Ground floor shower room with a modern suite comprising a corner shower cubicle with thermostatic shower attachments and sliding glass shower doors, a WC with a hidden cistern, a wash hand basin with a mixer tap over and storage beneath, a large chrome heated towel rail, tiled flooring, and fully tiled walls.

On the ground floor are two double bedrooms, with the master being a particularly generous size, featuring an attractive bay window to the front, built-in plantation shutters, and timber effect flooring. Bedroom two is currently set up as a home office, with a good selection of built-in storage, plantation shutters, and a bay window to the front.

Integral garage with an electric roller door, a wall mounted Glow worm boiler, power, and lighting.

First floor landing with a Velux window and electric blind.

Family bathroom with a wall hung wash hand basin, a WC with a hidden cistern, a panelled bath with a mixer tap over and handheld shower attachments, timber effect flooring, fully tiled walls, storage, and a chrome heated towel rail.

On the first floor are two generous double bedrooms, both with two Velux windows and eaves storage cupboards, with bedroom three also having a good selection of built-in wardrobes.





Gardens & Grounds

To the front of the property is a block paved driveway, giving access to the garage and providing off road parking for three to four vehicles. The remainder of the garden is laid to shingle, with a dwarf wall to the front and a pedestrian gate providing access.

The rear garden is extremely private and secluded, with a bright south westerly aspect, high level fencing and hedging, and a large patio area. Two steps lead up to a generous lawn with fruit trees, raised beds, and a large garden chalet with power and lighting.

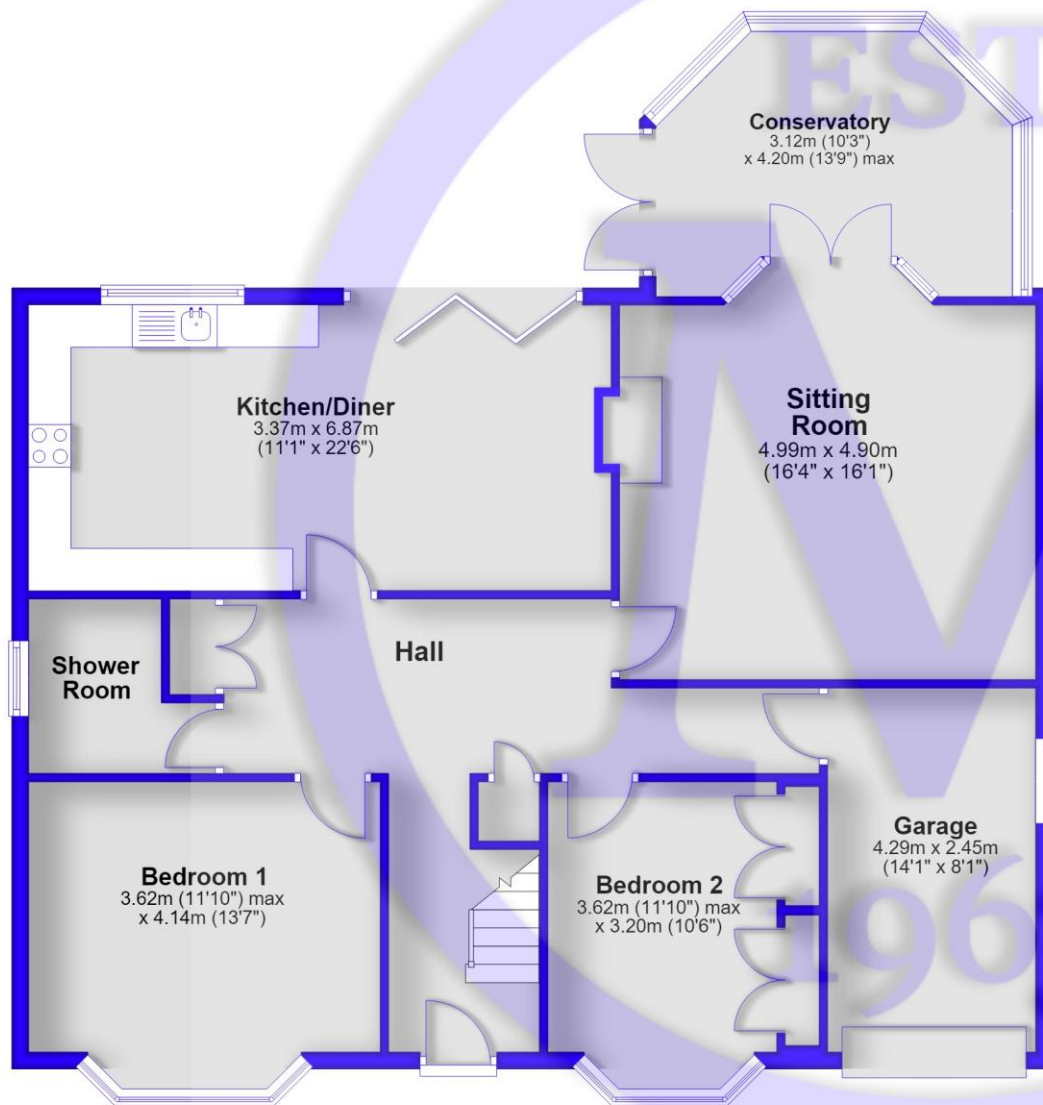
Services

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



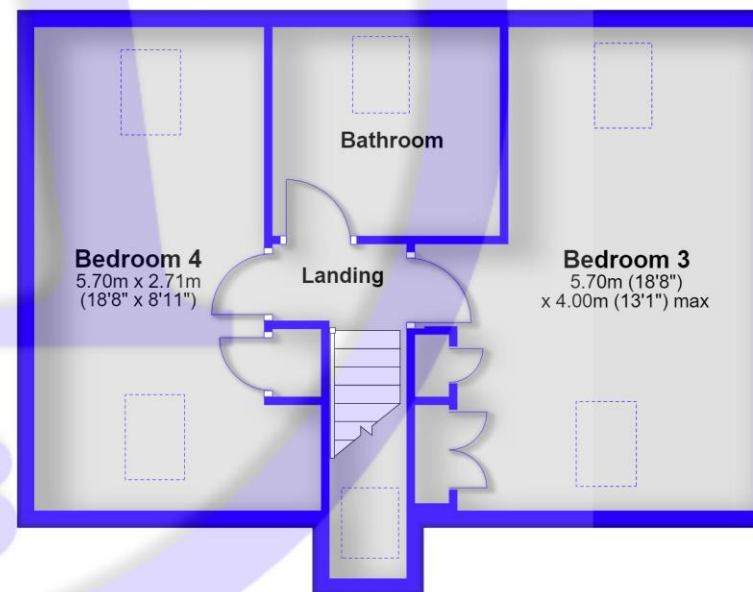
Ground Floor

Approx. 117.6 sq. metres (1265.3 sq. feet)



First Floor

Approx. 49.1 sq. metres (528.9 sq. feet)



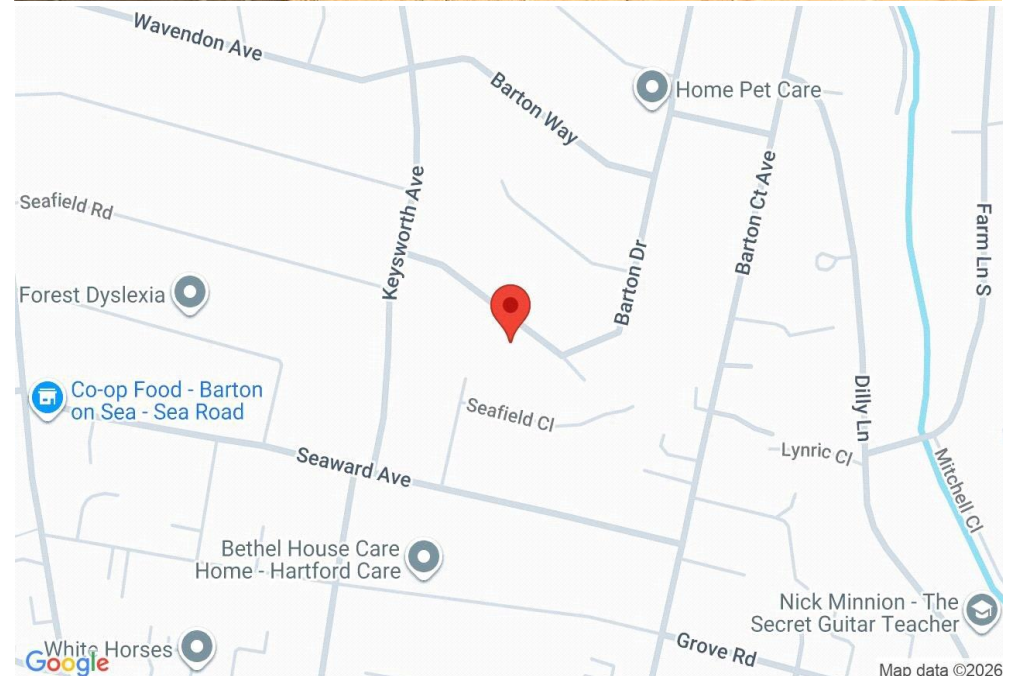
Total area: approx. 166.7 sq. metres (1794.2 sq. feet)

14 Barton Drive, Barton On Sea



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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