



80 Barton Lane, Barton on Sea, BH25 7PW

£535,000

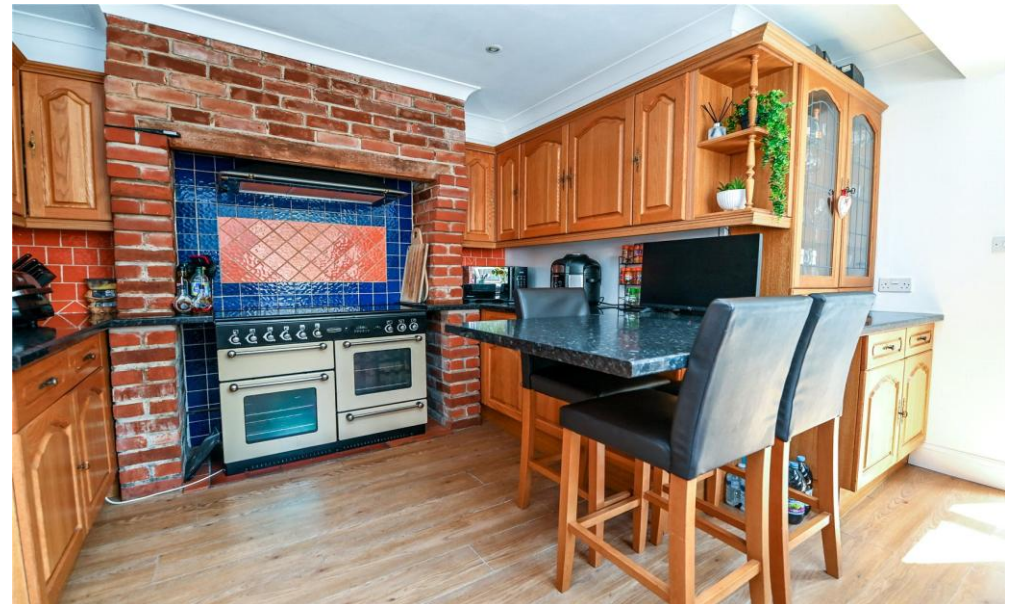
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*80 Barton Lane
Barton on Sea
New Milton
Hampshire
BH25 7PW*

An exciting opportunity to purchase this characterful three bedroom semi-detached house, situated within walking distance of Barton on Sea clifftop and the local shops. The property offers a kitchen/breakfast room, a separate dining room, a separate sitting room, a ground floor WC, a conservatory/rear porch leading onto the garden, three double bedrooms with the master bedroom benefiting from an en-suite WC, a modern family shower room, a sunny and private rear garden, and off road parking.

- Characterful Semi-Detached House
- Kitchen/Breakfast Room
- Sitting Room
- Dining Room
- Three Double Bedrooms
- Bedroom One With En-Suite
- Modern Shower Room
- Large Rear Garden
- Off Road Parking For Two Vehicles
- Walking Distance To Clifftop



The Property

Entrance hall with stairs leading to the first floor landing.

Sitting room featuring a bay window, timber effect flooring, and a fireplace with a marble hearth and a gas fire.

The dining room continues with timber effect flooring, offers ample space for furniture, and includes a useful understairs storage cupboard.

Kitchen/breakfast room with timber effect flooring, an excellent range of timber wall and base units with a marble effect worktop, a breakfast bar, a one and a half bowl sink with mixer tap and drainer, space for a range style cooker with an extractor fan above, and space and plumbing for an American style fridge freezer, washing machine, and dishwasher.

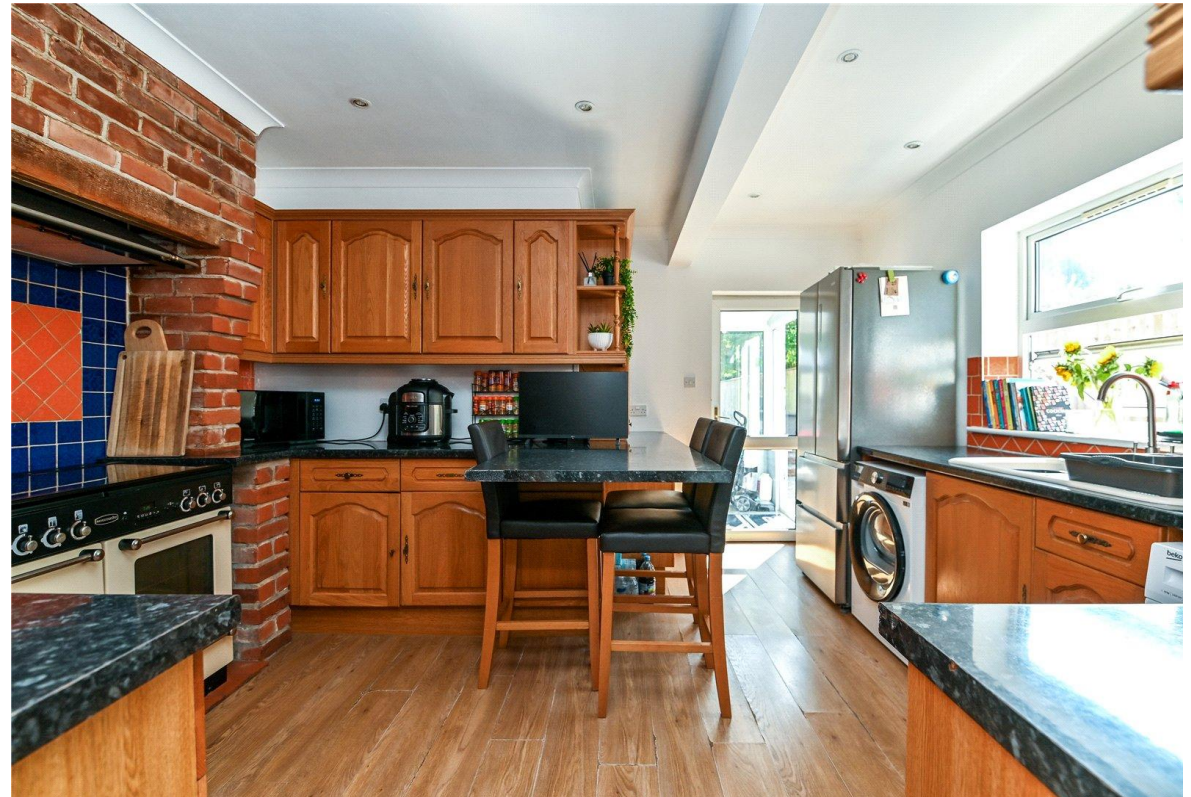
Rear porch/conservatory with UPVC double glazed windows and a door leading to the rear garden. This also provides access to the ground floor WC, fitted with a WC, wash hand basin, and extractor fan.

First floor landing with hatch to loft space.

Bedroom one with a feature bay window and door leading to the en-suite shower room, comprising a shower cubicle, WC, and wash hand basin with mixer tap and storage beneath.

Bedrooms two and three are both double bedrooms with space for storage.

Modern shower room with fully tiled floor and walls, two UPVC double glazed windows, and a suite comprising a WC, wash hand basin with mixer tap and storage beneath, a chrome ladder style heated towel rail, and a shower with wall mounted shower attachments.





Gardens & Grounds

To the front of the property is a block paved driveway with parking for two vehicles, and a paved pathway leading to the front door.

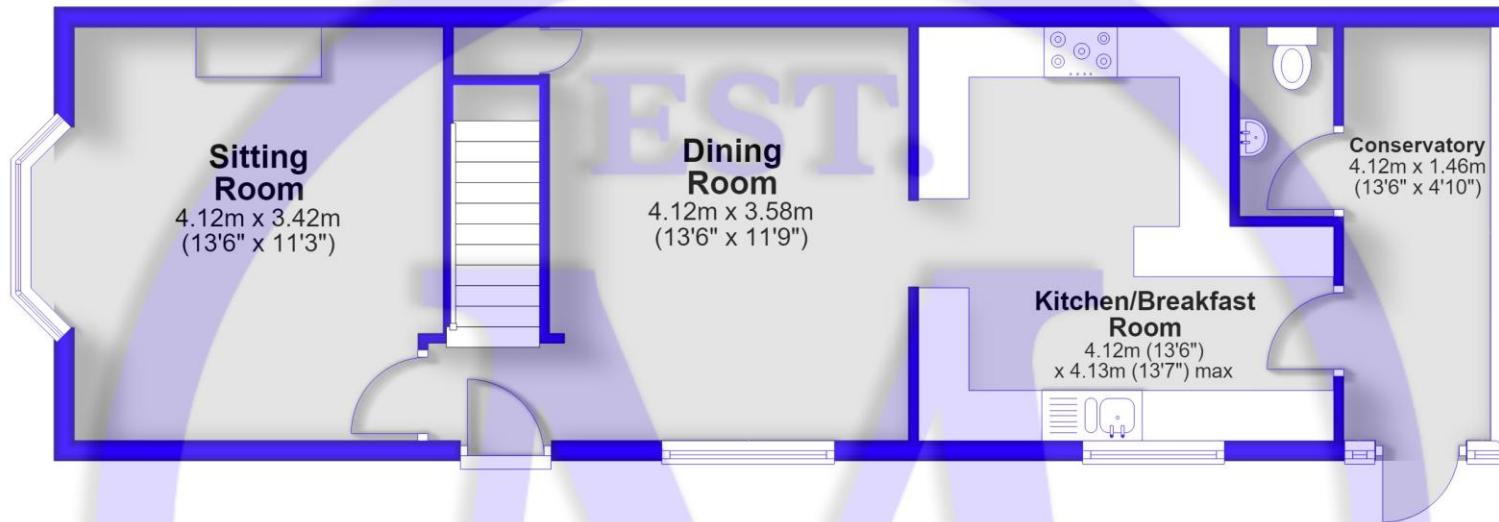
The rear garden enjoys an excellent degree of privacy and sunshine. It is mainly laid to lawn with a good sized paved patio area adjoining the rear of the property, an outside bar area with pergola, and a timber garden shed. Twin timber gates provide access, with timber closeboard fencing around the boundaries.

Services

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

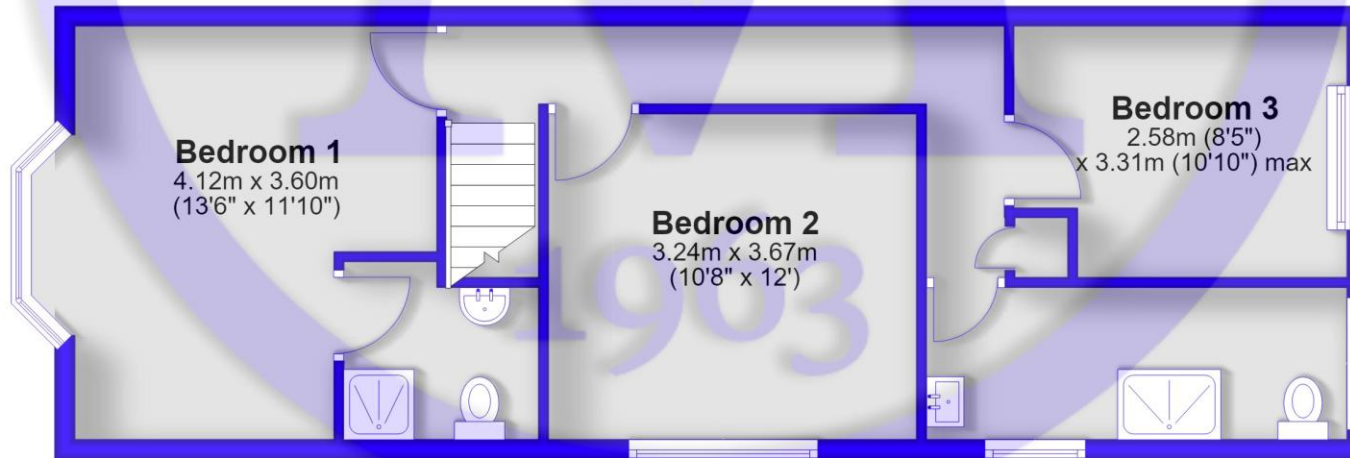
Ground Floor

Approx. 57.3 sq. metres (616.3 sq. feet)



First Floor

Approx. 52.4 sq. metres (563.9 sq. feet)

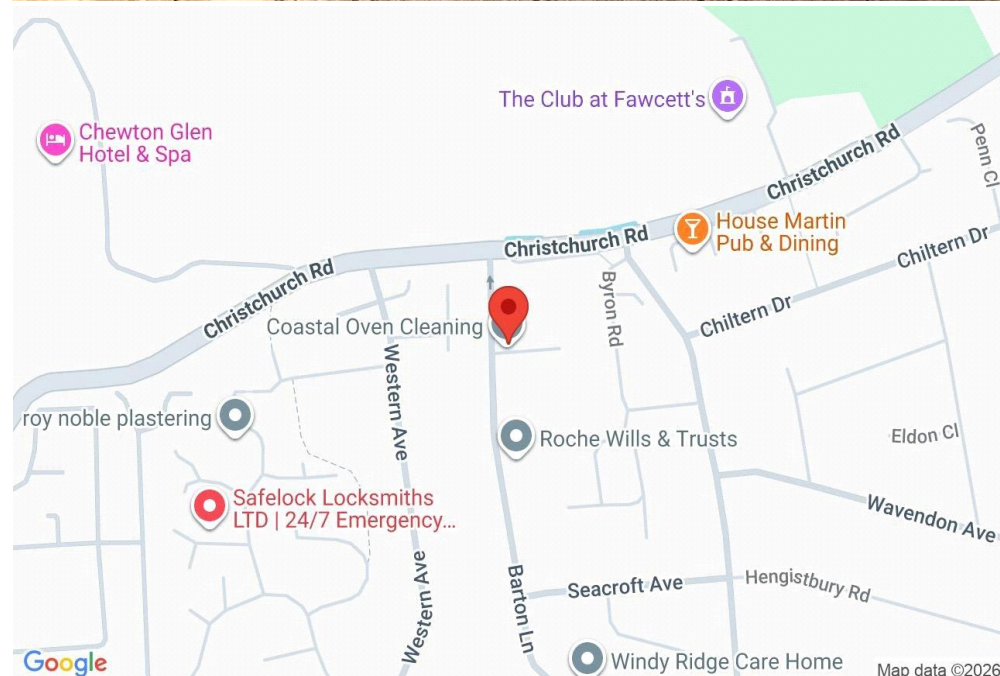


Total area: approx. 109.6 sq. metres (1180.2 sq. feet)

80 Barton Lane, 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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