

1 SUNNYFIELD ROAD  
BARTON ON SEA, NEW MILTON, HAMPSHIRE, BH25 7BZ





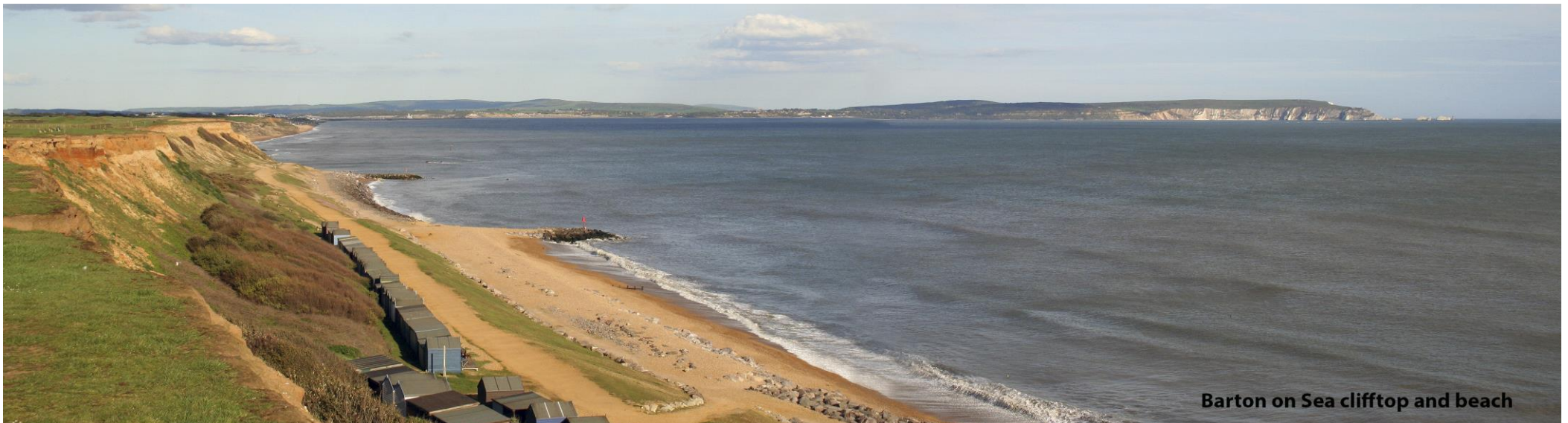


# 1 SUNNYFIELD ROAD

Barton on Sea, New Milton, Hampshire, BH25 7BZ

A fantastic opportunity to purchase this characterful detached bungalow situated in one of Barton on Sea's most desirable roads which is only a short walk from Barton on Sea clifftop and beach. Features of this wonderful property include a re-fitted kitchen, a luxury bathroom, a double aspect sitting room, a separate dining room and private and secluded gardens.

- Entrance Hall
- Cloakroom
- Sitting Room
- Dining Room
- Kitchen
- Bathroom
- Two Double Bedrooms
- Driveway
- Garage
- Private & Secluded Gardens



£499,950

# The Property

Entrance hall with laminate flooring, ample space for coat/shoe storage and two UPVC double glazed windows enjoying an outlook over the secluded and private front garden.

Double aspect sitting room has two feature bay windows, a fireplace with timber surround and mantel, TV aerial point, two double radiators, hatch through to the kitchen and doorway leading through to the separate dining room.

Separate dining room is of a good size giving ample space for a six seater table and chairs and benefits from a single casement door onto the patio and rear garden.

Kitchen has been completely re-fitted and now has a good range of shaker style wall and base units with a contrasting timber effect worktop, a wall mounted Worcester combination boiler, cupboard housing consumer unit, recess ceiling spotlights with adjustable colour range and integrated appliances include a dishwasher, washing machine, oven, a four burner hob with stainless steel splash back, extractor fan, under counter fridge and freezer, breakfast bar, sink and drainer with mixer tap over and a window over looking the rear garden.

Luxury family bathroom has been recently re-fitted and comprises of a P-shaped bath with glass shower screen and mixer tap over, independent thermostatic control chrome shower attachments, mirror fronted medicine cabinet, sink with mixer tap over and built in vanity unit, WC, part tiled walls, chrome heated towel rail, a UPVC window and the loft hatch is situated in the bathroom.

Separate WC fitted with a modern white suite comprising of WC, wash basin with built in storage, a radiator and a window.

There are two generous double bedrooms, both with built in wardrobes and the main bedroom benefiting from a double aspect and a feature bay window to the front.

The property has been re-wired

Brand new UPVC double glazing with a 10-year guarantee

Short walk to Barton on Sea cliff top and beach and Long Meadow

Walking distance to New Milton town centre

The property is offered for vacant possession and chain free







## Gardens & Grounds

To the front of the property there is a generous area of secluded garden and the front door is accessed via a wrought iron gate and pathway. The property is surrounded by high level hedging with most of the garden laid to lawn and borders containing mature shrubs. There is a single garage measuring 17'0" x 10'0" (5.18 x 3.05) with pitched tiled roof, up and over door, power and light and the driveway is accessed via two high level timber gates. To the rear of the property there is a large border with mature shrubs and secluded patio catching the midday and evening sun.

## Services

Mains gas, electric, drainage and water

Council Tax Band D

Energy Performance Rating Current D 62 Potential C 79



## Floor Plan

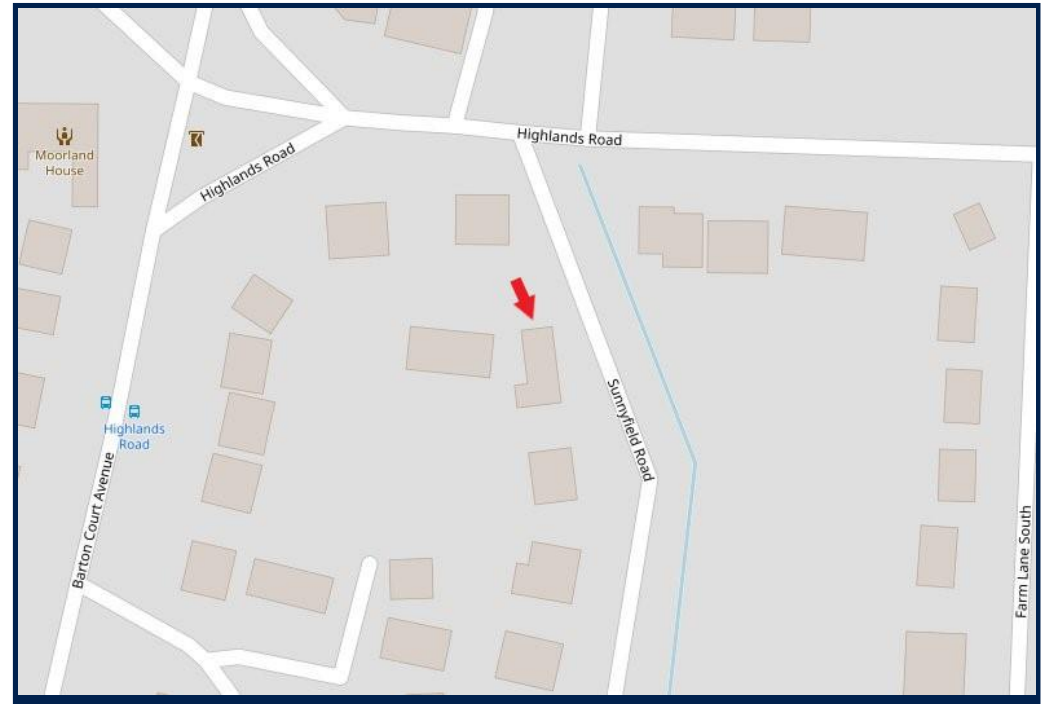
Approx. 92.6 sq. metres (996.7 sq. feet)



'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'  
Plan produced using PlanUp.

**1 Sunnyfield Road, Barton On Sea**



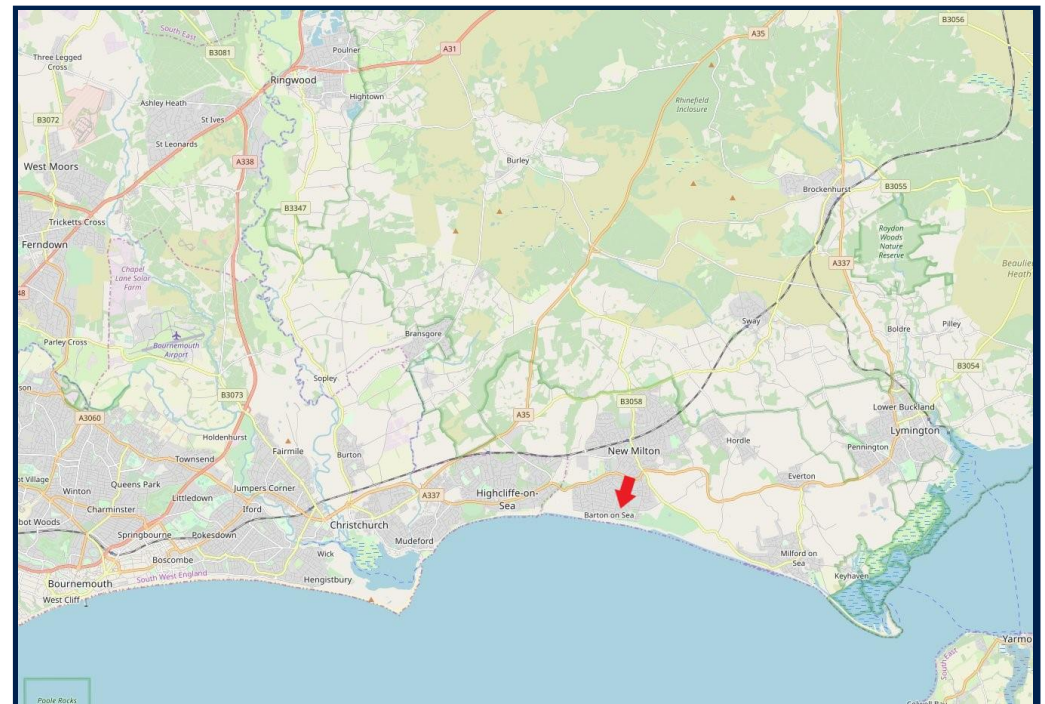


## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. Take the second right into Barton Court Road, at the traffic lights continue across into Barton Court Avenue, take the second left into Highlands Road, immediately right into Sunnyfield Road where the property will be found immediately on the right hand side.







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