

15 ARNOLDS CLOSE
BARTON ON SEA, NEW MILTON, BH25 7JW



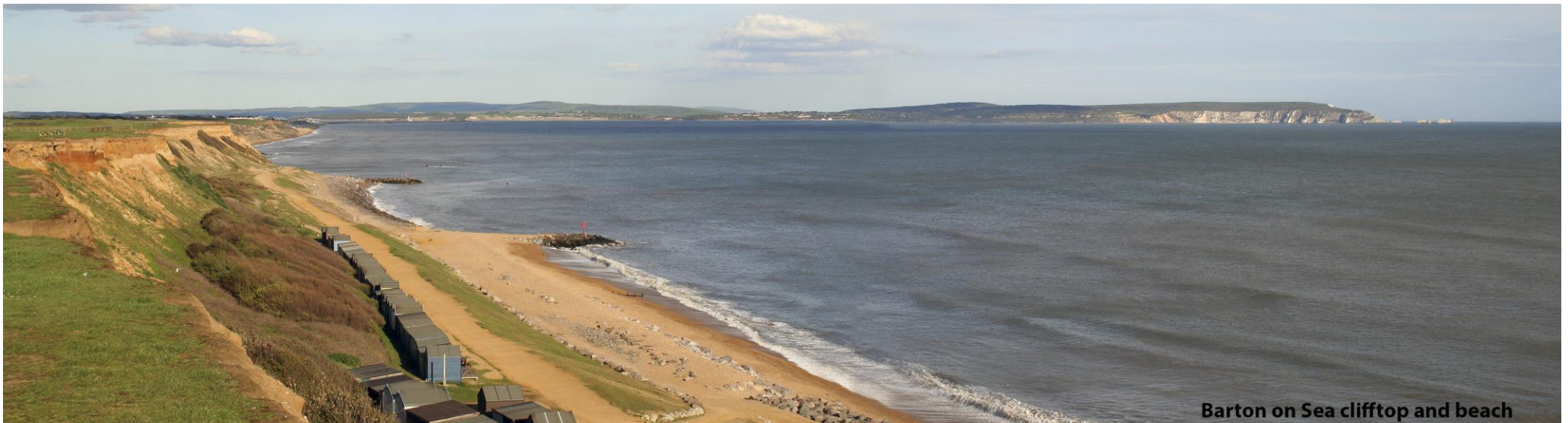


15 ARNOLDS CLOSE

Barton on Sea, New Milton, BH25 7JW

An ideally located three bedroom, two reception room detached chalet bungalow with private south facing rear garden. This quiet cul de sac is within walking distance of Barton on Sea clifftop and beach and other features of the property include a first floor master bedroom with en-suite shower room, a good sized kitchen with separate utility room, gas fired central heating with a modern boiler and good decorative order throughout.

- Entrance Hall • Sitting Room • Dining Room • Kitchen • Utility Room
- Three Bedrooms • Bathroom • En-Suite Shower Room
- Off-Road Parking • Garage • Private Gardens



£539,000

The Property

Sitting room with feature fireplace and wide arch leading through to the good sized separate dining room with timber effect flooring, triple aspect and double glazed sliding doors onto the decking and rear garden

Good sized kitchen fitted with a range of white wall and base units with contrasting granite effect worktop, inset one and a half bowl sink unit with mixer tap, space for range style cooker, tall fridge freezer and dishwasher, display lighting, recess ceiling spot lights, a double aspect and room for a central breakfast table

Useful separate utility room with space and plumbing for washing machine and tumble dryer, a modern wall mounted Worcester gas fired boiler,

Two ground floor bedrooms

Fully tiled ground floor bathroom fitted with a white suite comprising of a panel bath with an independent shower over and folding shower screen, wash basin, WC and recess ceiling spot lights

First floor landing with room for a computer desk if required

First floor double bedroom with a lovely outlook over the rear garden and an en-suite shower room fitted with a white suite comprising of a large shower cubicle with thermostatic controlled shower, wash basin with storage beneath, WC, tile effect flooring, recess ceiling spot lights and an extractor fan





Gardens & Grounds

The property is accessed via a timber five bar gate to a good sized area of frontage laid mainly to lawn with a tarmac driveway for open off-road parking for numerous vehicles. The rear garden has an area of raised timber decking adjoining the property with timber balustrade with the remainder laid mainly to lawn with raised flower and vegetable beds and enjoys a sunny southerly aspect and a good degree of privacy. The single garage has an up and over door, power and light and personal door through to the rear garden.

Services

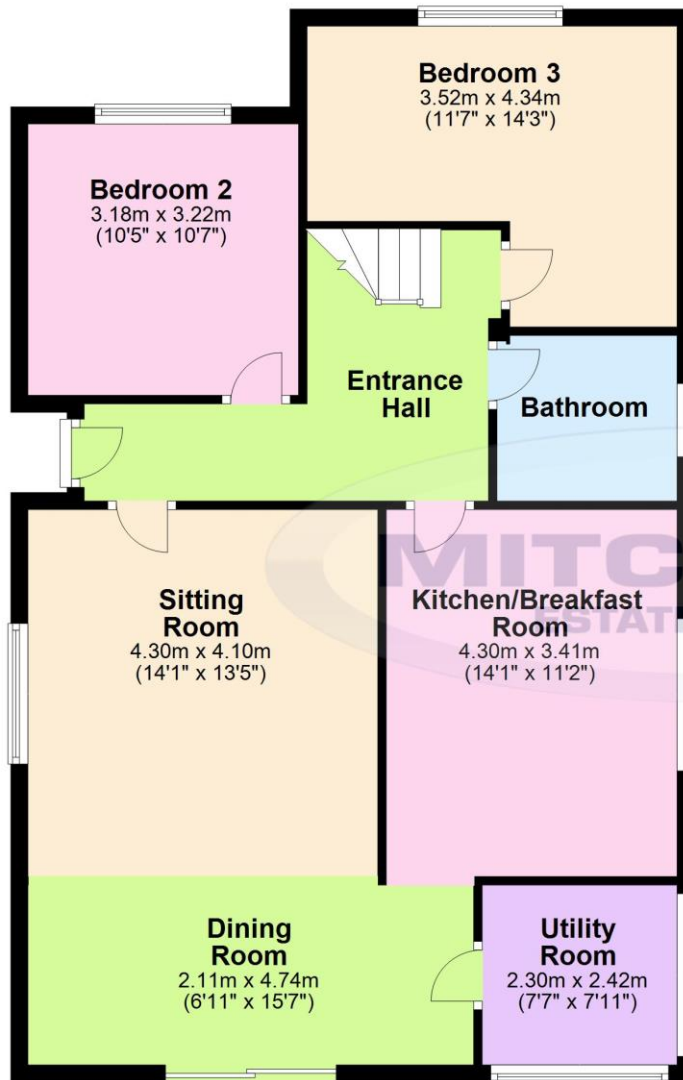
Mains gas, electric, drainage and water

Council Tax Band C

Energy Performance Rating D Current 57 Potential 77

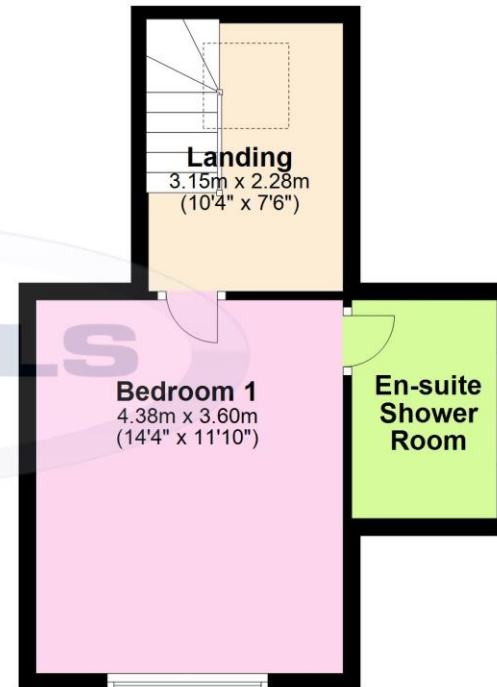
Ground Floor

Approx. 87.9 sq. metres (945.8 sq. feet)



First Floor

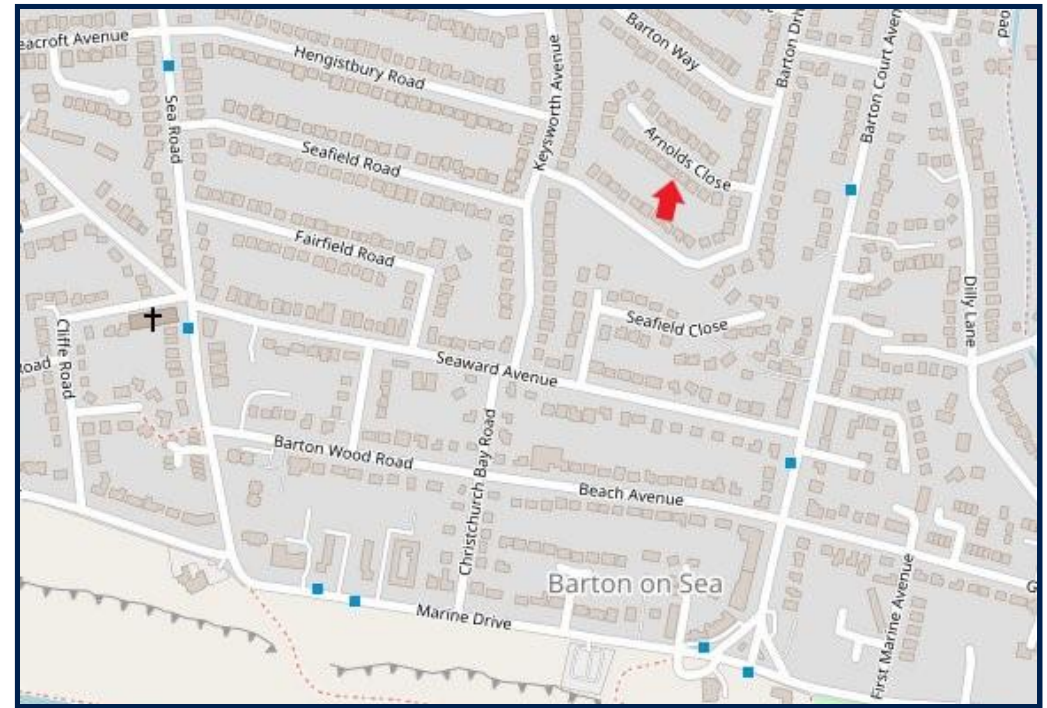
Approx. 27.8 sq. metres (299.1 sq. feet)



"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.

15 Arnolds Close, New Milton

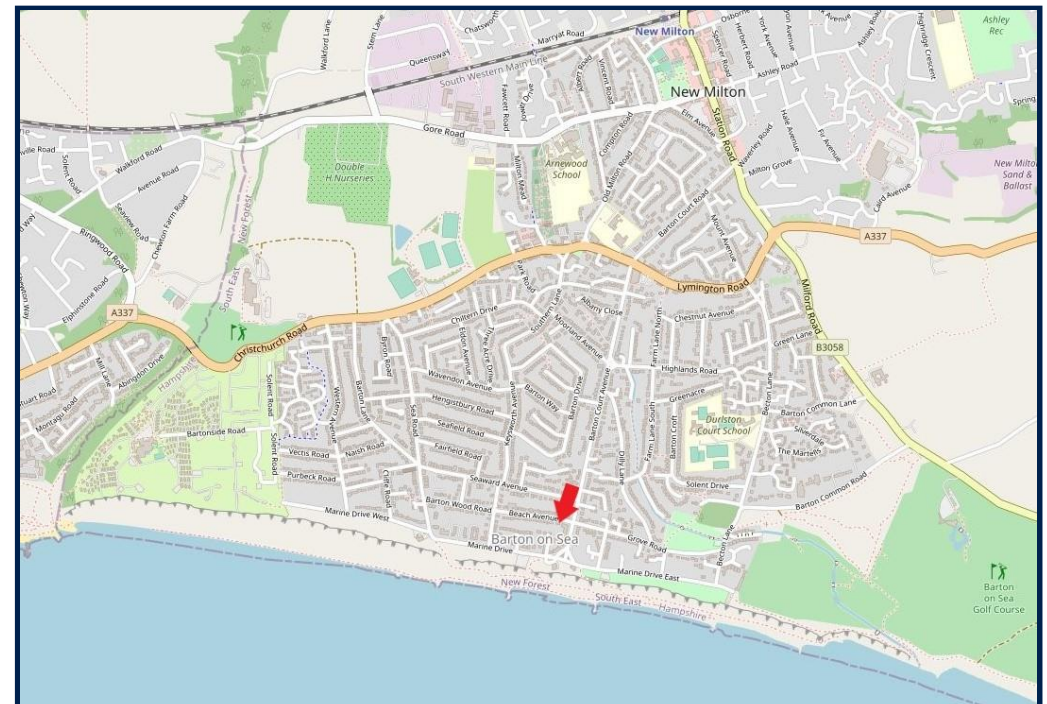


Situation

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 along Station Road. Take the second right into Barton Court Road, at the junction continue straight across into Barton Court Avenue. Take the fifth turning right into Barton Drive, bear left and take the second turning right into Arnolds Close where the property will be found on the left hand side.





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