



*11, Burley Close, New Milton, BH25 7SX*

*£450,000*

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*11 Burley Close  
New Milton  
Hampshire  
BH25 7SX*

This well positioned three bedroom, two reception room detached family house is situated in this sought-after modern development, ideally located within easy walking distance of the beautiful Barton-on-Sea clifftop and beach. The property is offered with no forward chain, and other features include a UPVC double glazed conservatory, an attached garage, a ground floor cloakroom, and an en-suite shower room to the master bedroom.

- Entrance Hall
- Sitting Room
- Dining Room
- Conservatory
- Kitchen
- Ground Floor Cloakroom
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Garage



## The Property

Entrance hall with a UPVC double glazed front door and stairs to the first floor.

Good sized sitting room with an understairs storage cupboard, a feature corner window, a stone fireplace with an inset flame effect electric fire, and an arch through to the separate dining room.

Kitchen fitted with a range of white wall and base units with a stone effect worktop and an inset one and a half bowl sink unit with a mixer tap over. There is a mounted Vaillant boiler concealed in a cupboard, space for a washing machine and fridge, an integrated electric double oven, hob and extractor fan, tile effect flooring, and a private outlook over the rear garden.

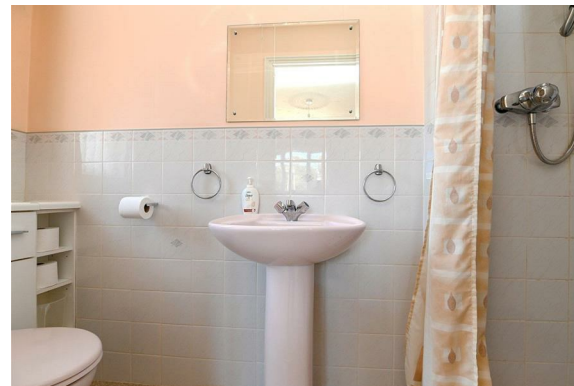
UPVC double glazed conservatory with tile effect flooring, a casement door to outside, and an outlook over the rear garden.

Ground floor cloakroom with a WC and wash hand basin.

First floor landing with trap to the roof space and an airing cupboard.

Three first floor bedrooms, with the master bedroom benefitting from an en-suite shower room comprising a fully tiled shower cubicle, a wash hand basin, a WC, and an extractor fan.

Family bathroom comprising a panel bath, a wash basin with storage beneath, a WC, an extractor fan, and fully tiled walls.





## *Gardens & Grounds*

The property sits on a lovely corner plot, with the front garden laid mainly to lawn for ease of maintenance. A tarmac driveway provides off road parking and leads to the detached garage, which has an electrically operated roller door, a pitched roof, power, and light.

The rear garden is laid to attractive block paviour.

## *Services*

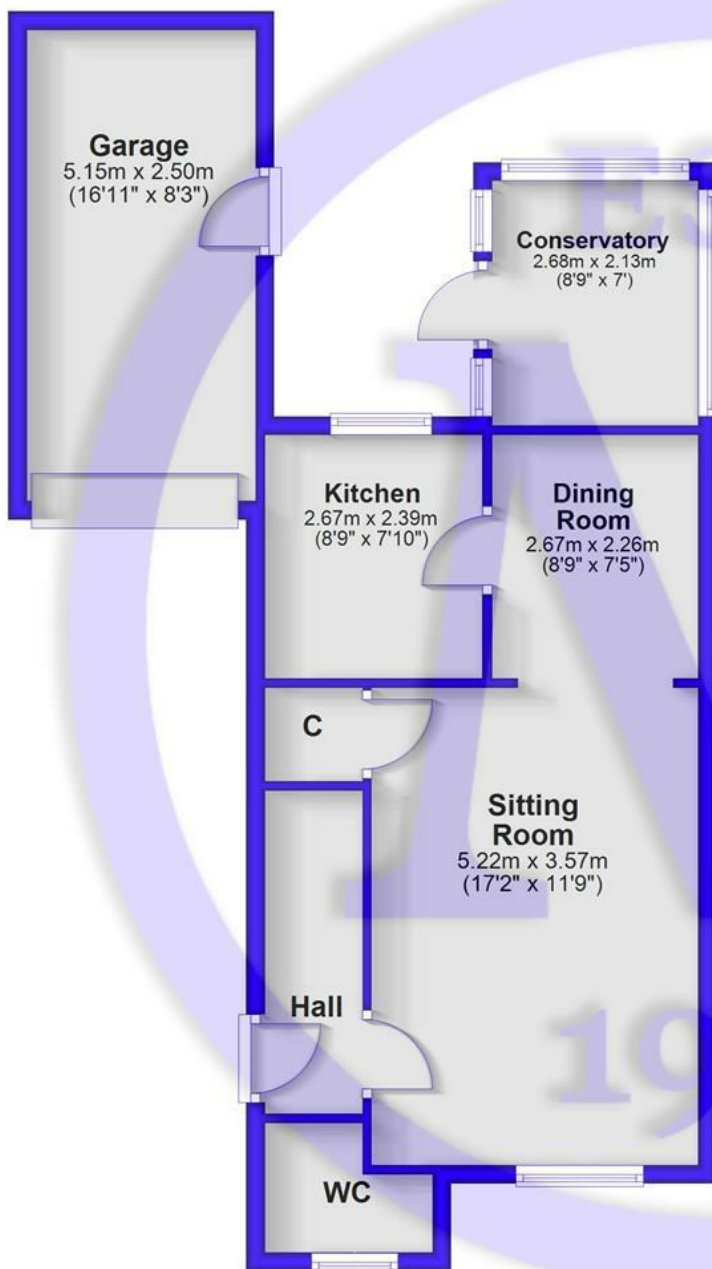
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

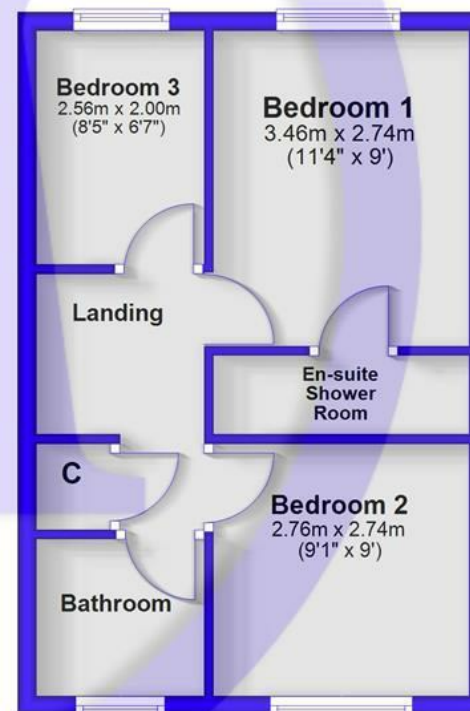
## Ground Floor

Approx. 58.6 sq. metres (630.3 sq. feet)



## First Floor

Approx. 34.6 sq. metres (372.0 sq. feet)



Total area: approx. 93.1 sq. metres (1002.3 sq. feet)



## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.



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