



17, Atkinson Close, Barton on Sea, New Milton, BH25 7FF

£439,950

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*17 Atkinson Close
Barton on Sea
New Milton
Hampshire
BH25 7FF*

This beautifully presented three bedroom Georgian style house is ideally located approximately halfway between Barton on Sea clifftop and beach and New Milton town centre. The property boasts bright and spacious accommodation, with features including a large sitting/dining room, a separate garden room, a ground floor cloakroom, a master bedroom with an en-suite shower room, and a garage.

- Entrance Hall
- Kitchen/Breakfast Room
- Sitting/Dining Room
- Garden Room
- Ground Floor Cloakroom
- First Floor Landing
- Three Bedrooms
- Family Bathroom
- En-Suite Shower Room
- South-Facing Garden



The Property

Entrance hall with stairs to the first floor landing, central heating controls, and a radiator.

The ground floor cloakroom is fitted with a modern white suite comprising a WC, a wall hung wash hand basin with tiled splashback, tiled flooring, an electrical consumer unit, and a UPVC sash style window.

The kitchen is fitted with a superb range of solid wood shaker style wall and base units with a contrasting granite effect worktop, a one and a half bowl sink with mixer tap and drainer, a tiled splashback, and a breakfast bar. Integrated appliances include a four burner induction hob with extractor fan above, an eye level double oven, and a wall mounted Worcester combination boiler. There is space and plumbing for a dishwasher, washing machine, tumble dryer, and tall freestanding fridge/freezer.

The sitting/dining room is particularly spacious, with an understairs storage cupboard, a feature fireplace with stone surround and inset electric fire, a TV aerial point, a smooth textured ceiling, and double casement doors leading to the garden room.

The garden room is constructed with a cavity brick wall, UPVC double glazed windows, and a solid tiled roof, with a TV aerial point and double casement doors opening onto the south-facing garden.

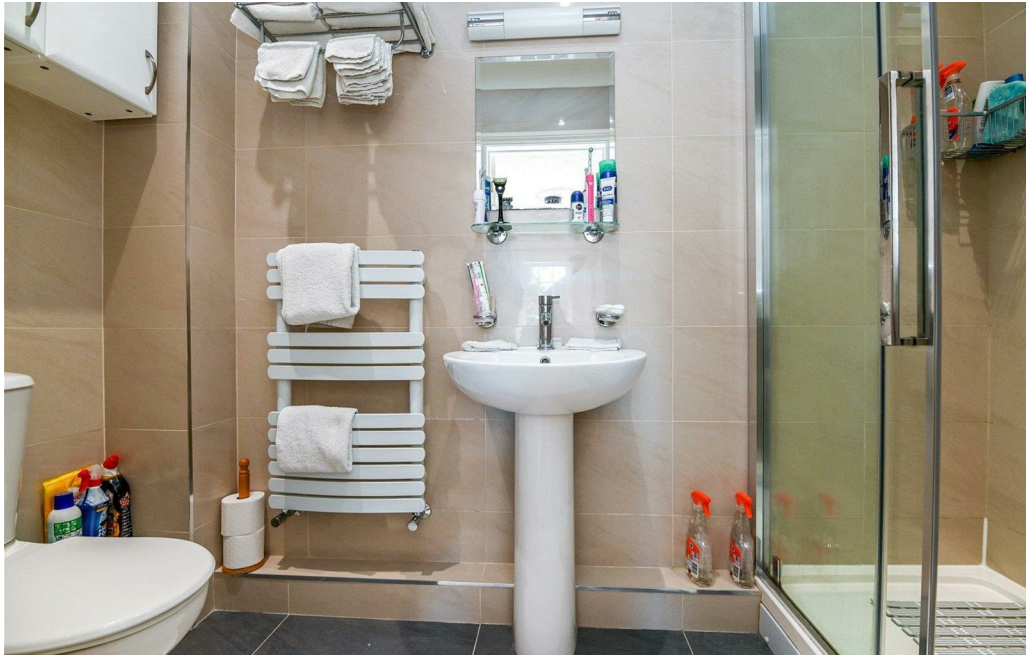
On the first floor landing there is a hatch to the loft space and an airing cupboard housing the pressurised hot water cylinder and slatted shelving for storage.

The family bathroom has tiled flooring, fully tiled walls, and a white suite comprising a pedestal wash hand basin with mixer tap, WC, panelled bath with mixer tap and handheld shower attachments, UPVC window, and extractor fan.

There are three first floor bedrooms, with bedrooms one and two being generous doubles. The master bedroom enjoys an outlook to the rear of the property, built-in storage, and its own en-suite shower room.

The en-suite comprises a WC, pedestal wash hand basin with mixer tap, walk-in double shower with thermostatic controls and sliding glass doors, extractor fan, and heated towel rail.





Gardens & Grounds

To the front of the property there is an area of block paviour parking and a single garage with a pitched, tiled roof.

To the rear is a secluded south-facing garden, enclosed by high level fencing with a rear gate for access. The garden is mainly laid to lawn with a large patio area, a storage shed, and mature planting.

A viewing of this property is highly recommended to fully appreciate the spacious accommodation on offer.

Services

Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating:

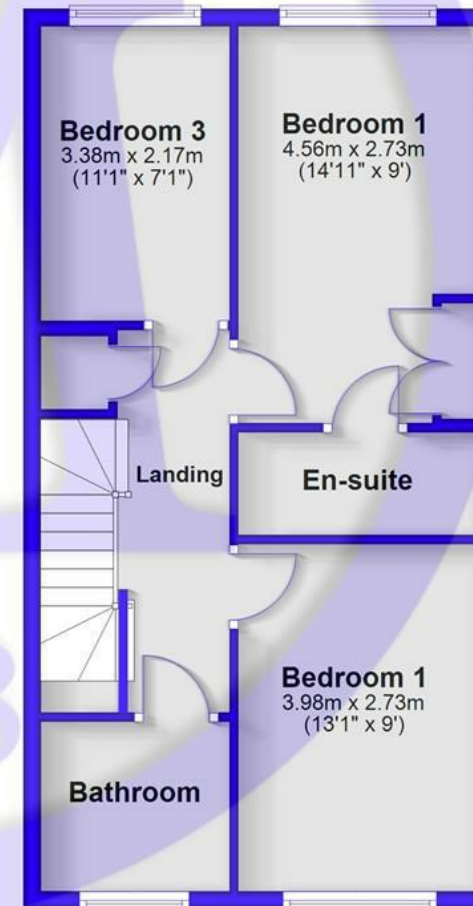
Ground Floor

Approx. 62.9 sq. metres (676.6 sq. feet)



First Floor

Approx. 49.6 sq. metres (533.4 sq. feet)



Total area: approx. 112.4 sq. metres (1209.9 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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