



28, Three Acre Drive, Barton on Sea, BH25 7LQ

£465,000

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*28 Three Acre Drive
Barton on Sea
New Milton
Hampshire
BH25 7LQ*

An attractive, two double bedroom detached bungalow situated in a quiet residential area in the sought after location of Barton on Sea. The property is well presented throughout and features a UPVC double glazed conservatory, a garage, private gardens, a good sized kitchen/breakfast room, an en-suite cloakroom, and a lovely double aspect sitting room. It is also within walking distance of the Barton on Sea clifftop and beach.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Conservatory
- Two Double Bedrooms
- Shower Room
- En-Suite Cloakroom
- Off Road Parking
- 26ft Garage



The Property

A useful UPVC double glazed entrance porch with tiled flooring.

The entrance hall with a hatch to the roof space.

A lovely double aspect sitting room offers a pleasant open outlook and features a Purbeck stone fireplace with an inset living flame gas fire.

The impressive double aspect kitchen/dining room is fitted with a range of modern timber effect wall and base units, contrasting dark worktops and an inset one and a half bowl sink unit with mixer tap. Additional features include a wall mounted Potterton gas fired combi boiler and spaces for a cooker, tall fridge/freezer, washing machine, and dishwasher. The room enjoys a lovely outlook over the rear garden, ample space for a dining table, attractive timber effect flooring, part tiled walls, and twin UPVC double glazed casement doors opening onto the patio and garden.

There are two double bedrooms, both with built-in wardrobes. The master bedroom benefits from an en-suite cloakroom fitted with a modern white suite.

A large, fully tiled shower room with a white suite comprising a corner shower cubicle with thermostatic control shower, wash basin, WC, and heated towel rail.

Presented in excellent decorative order throughout.

Internal viewing is strongly recommended.





Gardens & Grounds

The property sits on a prominent and well-maintained corner plot, with the front and side gardens laid mainly to neatly kept lawn, with colourful flower and shrub borders.

The rear garden has been designed for ease of maintenance, with a generous Indian sandstone patio area, with the remainder laid mainly to shingle and enhanced by well-stocked, colourful beds and borders. A timber gate provides side access.

The garage, measuring approximately 8.05m x 2.73m, adjoins the rear garden and benefits from an electric door, power, and lighting. A driveway to the front of the garage offers additional off road parking.

Services

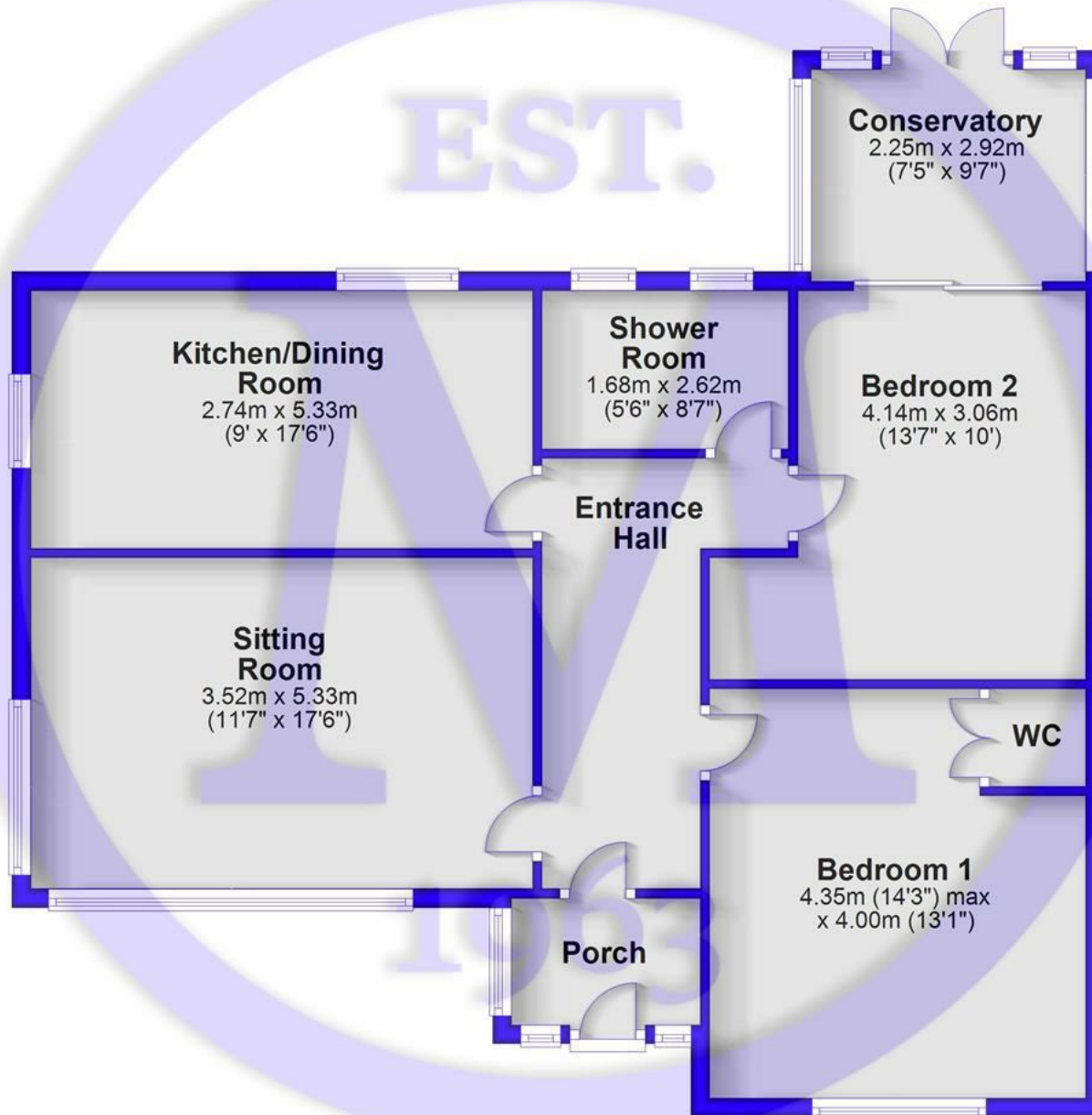
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

Floor Plan

Approx. 90.2 sq. metres (971.2 sq. feet)



Total area: approx. 90.2 sq. metres (971.2 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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