

12 CHRISTCHURCH ROAD
BARTON ON SEA, NEW MILTON, HAMPSHIRE, BH25 6QF





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A characterful three bedroom, two reception room mid terrace cottage situated in this convenient position within walking distance of both New Milton town centre and Barton on Sea clifftop and beach. Other features of the property include a sunny south facing garden to the rear, good sized kitchen/breakfast room, separate utility room, ground floor cloakroom, useful garden studio/office and an internal viewing is recommended.

- Entrance Hall • Sitting Room • Dining Room • Kitchen/Breakfast Room • Utility Room • Cloakroom • Landing
- Three Bedrooms • Bathroom
- Landscaped Gardens



£339,950

The Property

Entrance hall with double glazed front door, timber effect flooring and stairs to the first floor.

Lovely sitting room with feature recessed wood burning stove, timber mantle, bay windows to the front aspect and newly plaster walls ready for painting.

Good sized separate dining room with understairs storage and timber effect flooring.

Kitchen/breakfast room fitted with a range of wall and base units with contrasting worktops, tile flooring, ample room for breakfast table, inset 1 ½ bowl sink unit with mixer tap over, space for cooker, fridge and dishwasher, UPVC double glazed doors to outside, recessed ceiling spotlights and the walls are partly stripped to prepare for re-tiling.

Useful separate utility room with twin high level double glazed Velux windows, spaces for washing machine, tumble dryer and tall freezer, tile flooring.

Ground floor cloakroom fitted with a modern white suite and with a wall mounted Worcester gas fired boiler.

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

Three first floor bedrooms, one with built in storage.

Good sized family bathroom comprising of a panel bath, separate fully tiled shower cubicle, wash basin, WC, tile flooring and double aspect.

Gas fired central heating and UPVC double glazing.





Gardens & Grounds

Small garden to the front laid mainly to decorative slate for ease of maintenance.

Adjoining the rear of the property is an area of textured paved patio with the remainder laid mainly to lawn with well stocked and colourful borders, raised decking area to the rear of the garden which leads to a superb timber garden chalet suitable for use as home office/studio and has a pitched roof, power and light, useful storage to the side and a timber door providing rear access.

Services

Mains gas, electric, drainage and water

Council Tax Band C

Energy Performance Rating Current 73C Potential 84B



Ground Floor



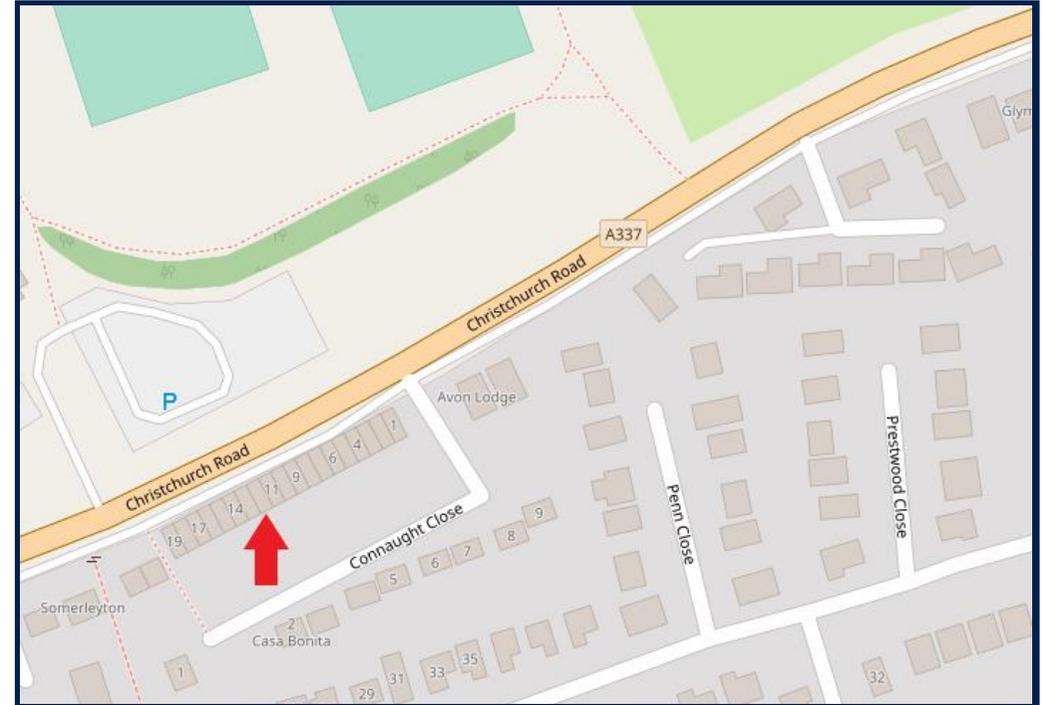
First Floor



Garden Building



"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.

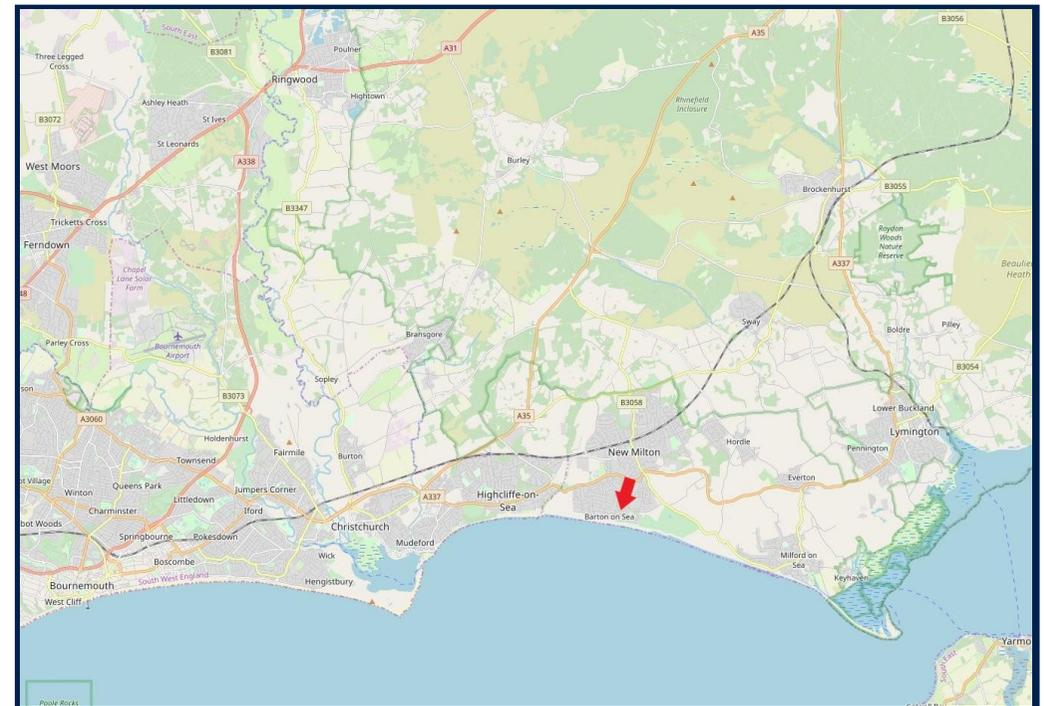


Situation

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 proceed along Old Milton Road, at the roundabout continue straight across and upon reaching Christchurch Road turn right and take the service road on the left hand side where the property will be found on the left.





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