



Winkworth

for every step...

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31 MARINE DRIVE EAST, BARTON-ON-SEA BH25 7DU PRICE £650,000 FREEHOLD

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Located just off Marine Drive East is this spacious chalet bungalow offering versatile and flexible accommodation.

31 Marine Drive East, Barton-on-Sea BH25 7DU

Price £650,000 Freehold

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Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is * 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is *1.9m / 6 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps).

Description:

Marine Cottage is located close to Barton Cliff Top and the zig zag leading to the beach below.

A timber 5 bar gate opens onto a brick paved driveway leading to the front door and detached single garage.

The large entrance porch leads into the hallway with doors leading to all principal rooms and stairs to the first floor.

The large triple aspect living room is a delightful feature of the bungalow, and an attractive bay window to the south aspect.

Leading from the lounge is a good size conservatory with double doors leading to the rear garden.

The kitchen is fitted with base and wall units with a range of integrated appliances and a door leading to the rear garden.

There are two double bedrooms on the ground floor the larger of the two benefiting from a good range of fitted wardrobes.

The large family bathroom completes the downstairs accommodation.

Upstairs is a large open plan landing, which creates a further reception space, with the southerly aspect window enjoying views down the drive to the sea. Off the landing is a superb size bedroom with an en-suite shower room.

The pretty rear garden is lawned with a variety of shrubs and trees and a decked area.

Summary:

- Detached chalet bungalow
- Four bedrooms
- Fitted kitchen with integrated appliances
- Dining room
- Living room
- Conservatory with doors to garden
- Family bathroom
- Shower room
- Garden
- Single garage and off street parking
- NFDC Council tax band E

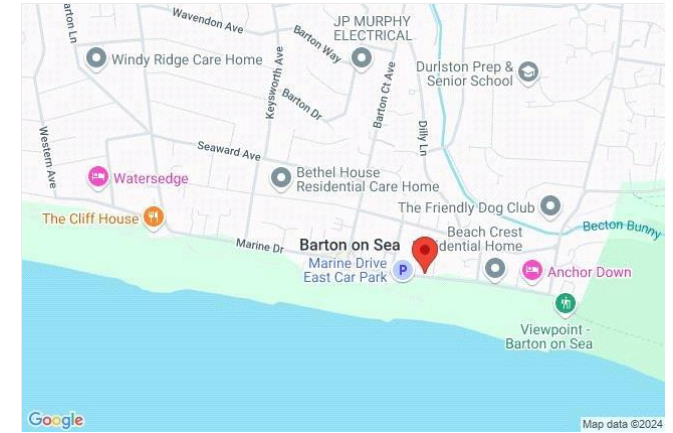
Directions:

From the Highcliffe office turn right onto the Lymington Road and continue to the roundabout. At the roundabout take the second exit and continue on the Christchurch Road. Turn right onto Sea Road and continue to the end of road and bear left onto Marine Drive. Continue onto Marine Drive East where the property can be located on the left.





Total Area: 174.4 m² ... 1877 ft²
All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		76
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

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