



*18 Bramshaw Way, Barton on Sea, BH25 7ST*

*£235,000*

**Mitchells**  
1963 — TODAY



*18 Bramshaw Way  
Barton on Sea  
New Milton  
Hampshire  
BH25 7ST*

A well presented and superbly positioned two bedroom first and second floor maisonette, located within easy walking distance of both the local Co-op store and the beautiful Barton on Sea clifftop and beach. Other features of the property include bright and spacious accommodation, a private garden, an extended lease, a bathroom, a separate shower room, a security entry system, and a garage.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Bathroom
- Shower Room
- Private Garden
- Garage
- 152 Years Remaining On Lease
- Ground Rent: £150 PA



# The Property

Communal entrance door.

Private entrance hall with oak flooring, stairs to the first floor, an airing cupboard, and an understairs storage cupboard.

Lovely sitting/dining room with oak flooring, an outlook over the garden, and a sunny westerly aspect.

Modern kitchen fitted with a range of white wall and base units, a contrasting dark worktop, and an inset sink unit with a mixer tap. Integrated appliances include an electric oven, hob, and extractor. There is space for a tall fridge/freezer, as well as space and plumbing for a washing machine and tumble dryer. The kitchen also features part tiled walls, tiled flooring, and a sunny westerly outlook.

Double bedroom with a storage area.

Bathroom fitted with a white suite comprising a panelled bath with a mixer tap and shower attachment, a wash basin with storage beneath, a WC, oak flooring, and an extractor fan.

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

Second floor double bedroom with a double glazed Velux window facing a sunny westerly aspect, a built-in triple wardrobe, and additional eaves storage to the rear.

Shower room fitted with a white suite comprising a fully tiled shower cubicle with a Mira thermostatic controlled shower, a wash basin with storage beneath, a WC, timber effect flooring, and an extractor fan.





## *Gardens & Grounds*

The property benefits from a private garden area, enjoying a lovely sunny aspect and laid mainly to shingle with mature shrubs.

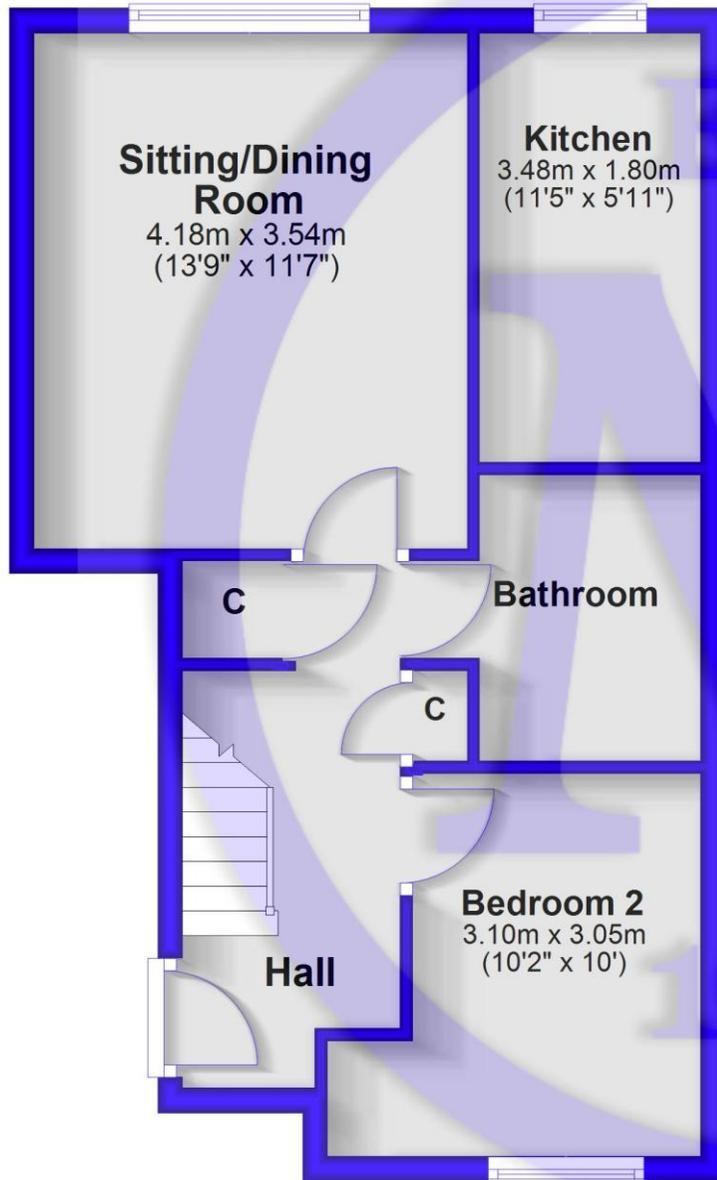
There is a garage in a nearby block, with an up and over door.

## *Services*

- Mains electric, drainage and water
- Council Tax Band B
- Energy Performance Rating To be confirmed

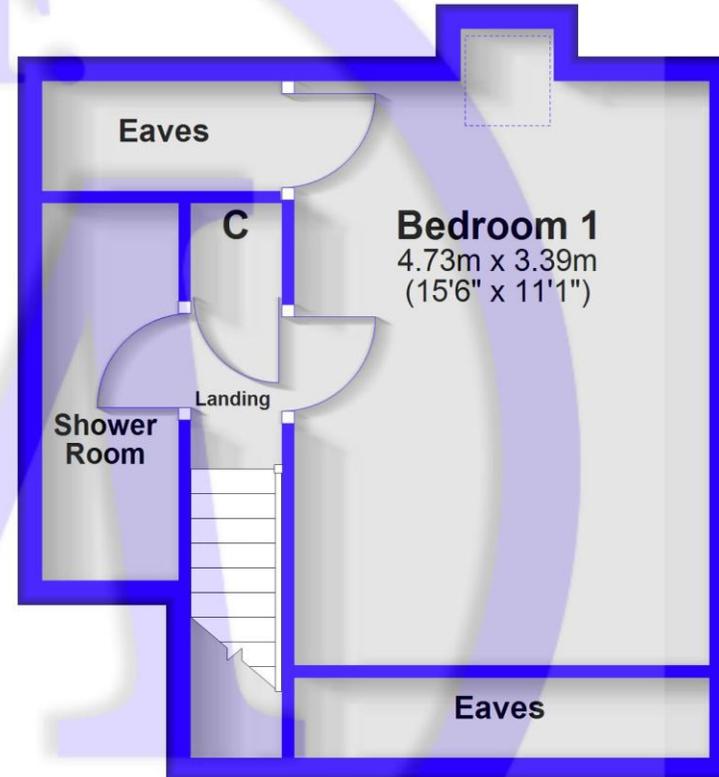
## First Floor

Approx. 42.9 sq. metres (461.9 sq. feet)



## First Floor

Approx. 28.9 sq. metres (311.3 sq. feet)



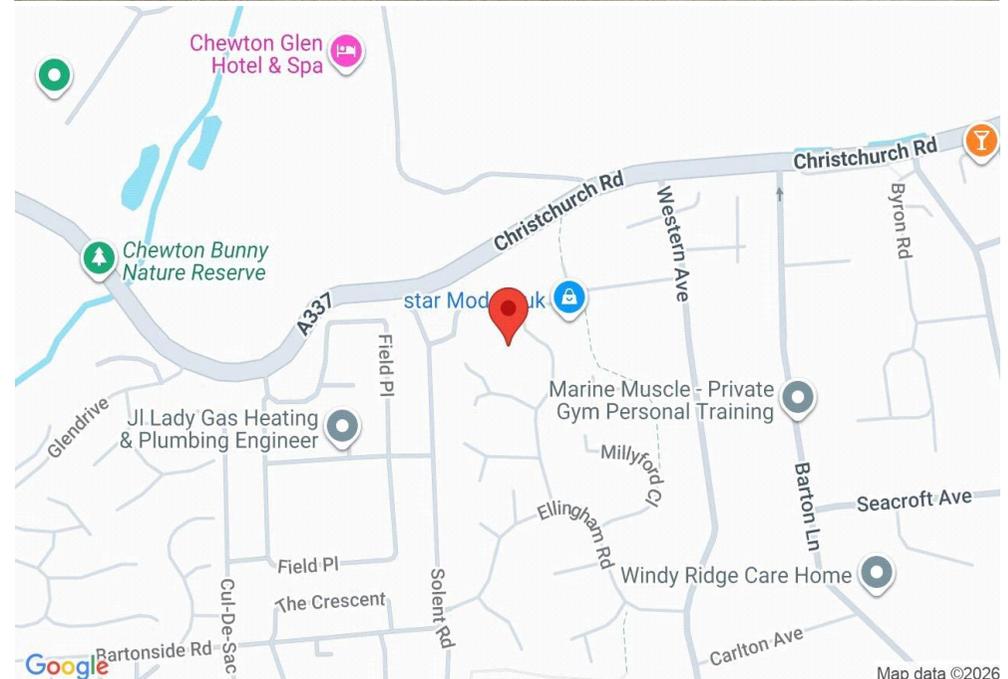
Total area: approx. 71.8 sq. metres (773.2 sq. feet)

## 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.

## Directions

From Mitchells, proceed along Old Milton Road. At the roundabout, continue straight across. Upon reaching the junction, turn right into Christchurch Road. After approximately half a mile, turn left into Western Avenue. Take the second turning on the right into Ellingham Road, then the second right into Bramshaw Way, where the property will be found on the left hand side.





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