



*19 Wavendon Avenue, Barton On Sea, BH25 7LP*

*£699,950*

**Mitchells**  
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*19 Wavendon Avenue  
Barton On Sea  
New Milton  
BH25 7LP*

A fantastic opportunity to purchase this four double bedroom chalet bungalow ideally situated within walking distance of Barton On Sea clifftop and beach. The property has been extended in recent years and now offers spacious and versatile accommodation and features include two large ground floor double bedrooms, two spacious reception rooms, master bedroom with ensuite, a driveway and a sunny and secluded west facing garden.

- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Utility Room
- Two Ground Floor Double Bedrooms
- Family Bathroom
- First Floor Master Bedroom With Ensuite
- Further First Floor Double Bedroom
- Driveway
- Sunny & Secluded Gardens



## The Property

Entrance hall with engineered wood flooring which runs through to the utility and the two reception rooms, stairs to first floor landing, central heating thermostat, storage cupboard and ample space for further storage.

The kitchen is fitted with a range of solid wood wall and base units with solid wood worktop, breakfast bar, stainless steel double sink with mixer tap over, five burner gas hob with extractor fan over, eye level double oven and integrated dishwasher. There is a UPVC glazed door that leads out to the garden and two UPVC double glazed windows.

The kitchen leads through to a spacious dining room with ample space for a six seater table and chairs, double radiator, space for additional furniture and archway through to the sitting room.

The sitting room has a bright and sunny double aspect with double casement doors leading out the decking and rear garden, TV aerial point and ample space for a three piece suite.

The spacious utility room has plumbing for a washing machine and has a wall mounted Glow Worm boiler with a pressurised hot water cylinder, radiator, space for coats and storage and a UPVC door leads out to the driveway.

The ground floor family bathroom has been beautifully finished with tiled flooring, part tiled walls and a modern suite comprising a wall hung wash hand basin, WC with hidden cistern, panel bath with mixer tap over, a wet room style shower with thermostatic shower attachments, two UPVC windows, radiator and towel rail.

The two ground floor double bedrooms both have ample space for king sized beds with additional furniture and both enjoy an outlook over the front garden.

The first floor landing opens through to the master bedroom which has a bright and airy double aspect, ample space for a king sized bed, two Velux windows, strip timber flooring and enjoys a luxury ensuite shower room.

The ensuite comprises of a large double walk in shower with sliding glass shower doors, wall hung wash hand basin, WC, chrome heated towel rail, UPVC window and extractor fan.

Also on the first floor is an extremely spacious second bedroom that enjoys views over the rear garden, has plenty of space for a double bed, desk and sofa with space for further storage and is an extremely bright and airy room.





## *Gardens & Grounds*

To the front of the property is an area of garden surrounded by high level hedging making it extremely private and secluded and also has access to the driveway which has ample off road parking for two to three vehicles.

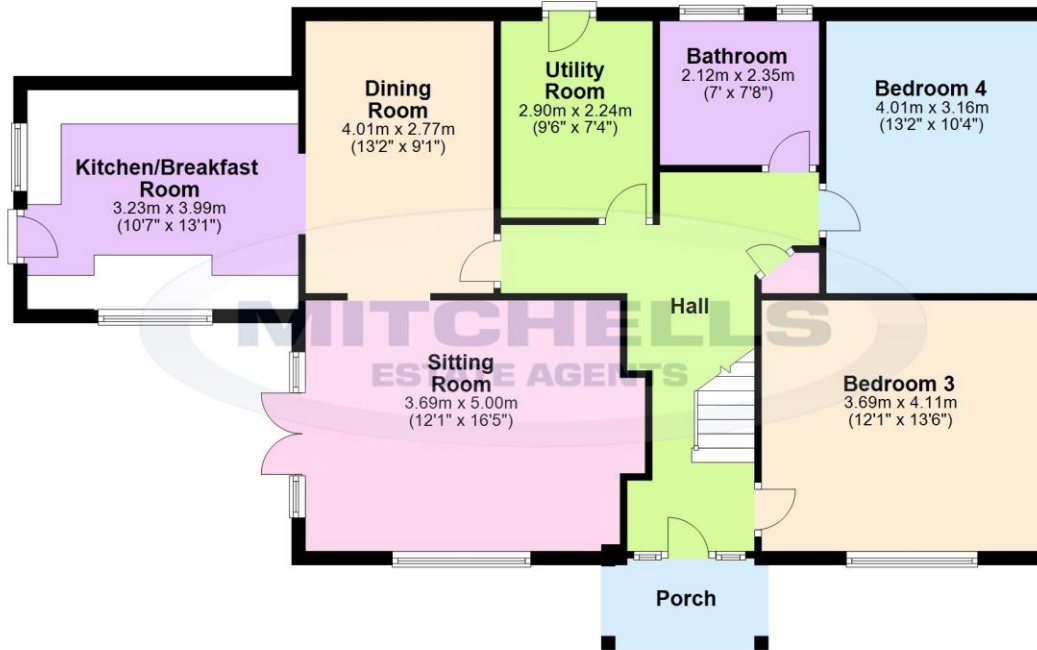
To the rear of the property is an extremely private and secluded sunny south west facing garden which has an area of raised decking, high level fencing and planting makes this garden extremely private and secluded with a lovely area of lawn, mature and colourful planting, storage shed and a large summerhouse with glazed double casement doors, two double glazed windows and makes a fantastic space for outside entertaining.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band D
- Energy Performance Rating C

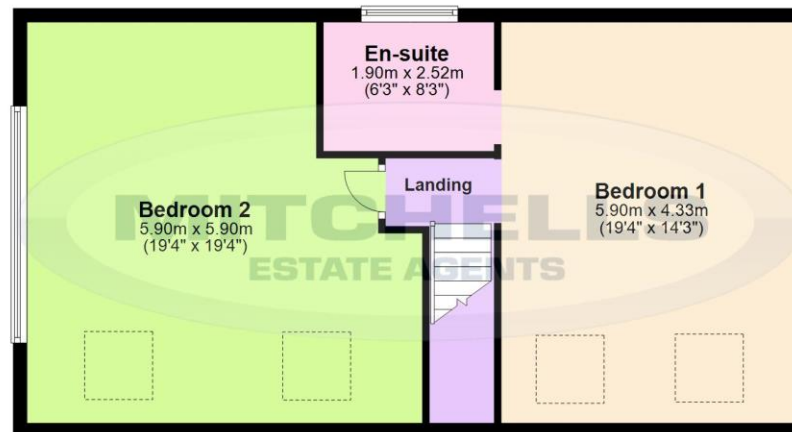
### Ground Floor

Approx. 100.2 sq. metres (1078.1 sq. feet)



### First Floor

Approx. 66.7 sq. metres (718.3 sq. feet)



Total area: approx. 166.9 sq. metres (1796.3 sq. feet)

\*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, upon reaching the A337 turn right onto Christchurch Road and take the first left into Southern Lane. This road will lead into Keyworth Avenue, first right into Wavendon Avenue, after a short distance the property will be seen on the right hand side.





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