



49 Barton Court Avenue, Barton on Sea, BH25 7ET

£579,000

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*49 Barton Court Avenue
Barton on Sea
New Milton
Hampshire
BH25 7ET*

A fantastic opportunity to purchase this three double bedroom chalet bungalow situated in one of Barton's most sought after roads and walking distance of Barton On Sea clifftop and beach. The property offers bright and generous room sizes with potential for improvement and features include a ground floor master bedroom with an en-suite, an open planned kitchen/family room, a separate sitting room and a generous secluded garden.

- Entrance Hall
- Sitting Room
- Kitchen
- Dining Room
- Conservatory
- Two Ground Floor Bedrooms
- Ground Floor Shower Room
- En-Suite Shower Room
- First Floor Landing
- Bedroom Three
- First Floor Bathroom
- Driveway
- Garage
- Secluded Garden



The Property

Entrance hall with stairs to first floor landing, double radiator, understairs storage cupboard and central heating thermostat.

The sitting room is situated at the front of the property with a bright double aspect, two feature bay windows, TV aerial point and a wall mounted electric fire.

The kitchen/dining room is situated at the rear with views over the rear garden, a fantastic range of timber effect wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer, four burner electric hob with extractor fan over, tiled splashback, eye level double oven, wall mounted Worcester combination boiler, cupboard housing the electric consumer unit, space and plumbing for a washing machine and tall stand up fridge freezer, a UPVC double glazed door leads out the patio and rear garden, breakfast bar and an archway leads through to the dining room which intern leads through to the conservatory.

The conservatory is constructed of a dwarf cavity brick wall, tiled flooring, UPVC windows, polycarbonate roof and double casement doors leading out to the patio and rear garden.

Modern ground floor shower room with tiled flooring, fully tiled walls, light tube and modern suite comprising a wash hand basin with mixer tap over and storage beneath, WC, double walk in shower with sliding glass shower door and thermostatic shower attachments, shaver point and heated towel rail.

On the ground floor are two spacious double bedrooms with the master benefitting from a good range of built in storage, an attractive bay window to the front and its own en-suite shower room.

The en-suite comprises of a walk in double shower with sliding glass shower door and thermostatic shower attachments, wash hand basin with mixer tap over and storage beneath, WC, heated towel rail, tiled flooring and fully tiled walls.

On the first floor landing is a UPVC window giving an outlook over the rear garden and an eaves storage cupboard.

The first floor bathroom is fitted with a white suite comprising a pedestal wash hand basin, WC, panel bath with mixer tap over and hand held shower attachment, Velux window, UPVC window and extractor fan.

Bedroom three is a lovely double bedroom with built in storage, two UPVC windows and eaves storage cupboards.





Gardens & Grounds

To the front of the property is a tarmac driveway giving access to the single garage and giving ample off road parking for three to four vehicles with the rest of the garden laid to lawn with high level hedging making the garden extremely private and secluded and a block paviour path gives access to the front door.

To the rear of the property is a single garage with a pitched tiled roof, up and over door, power and lighting and a large patio with the rest of the garden laid to lawn with mature fruit trees, high level hedging making it extremely private and secluded, a greenhouse and a summerhouse.

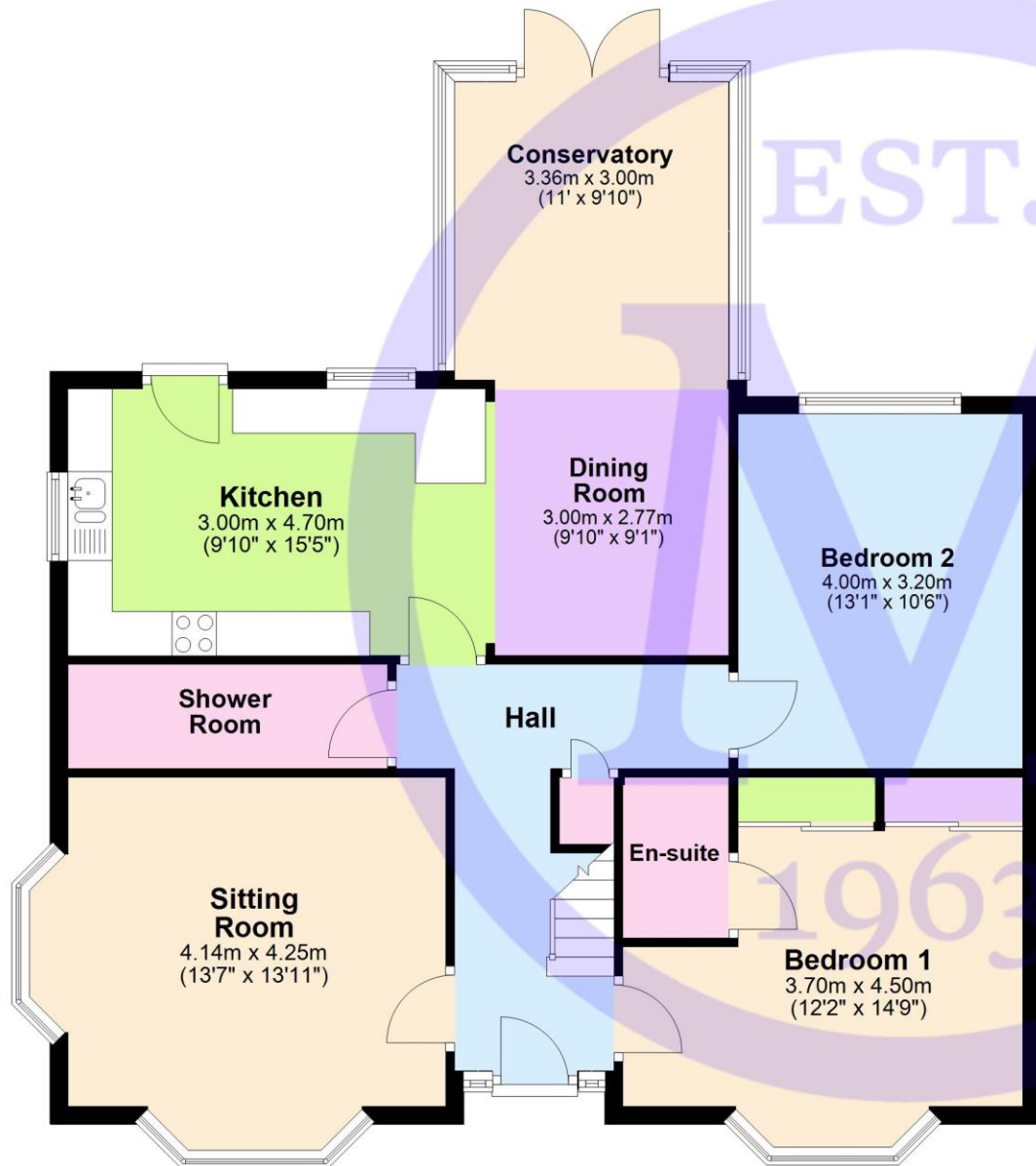
The property is offered with no forward chain.

Services

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

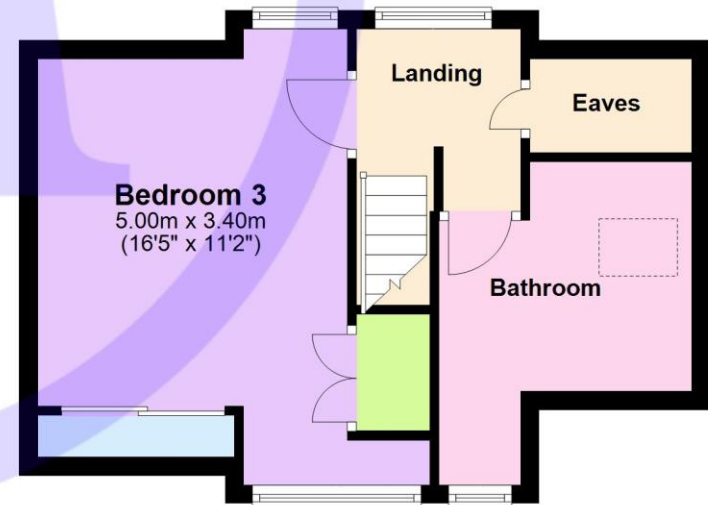
Ground Floor

Approx. 96.4 sq. metres (1037.4 sq. feet)



First Floor

Approx. 30.6 sq. metres (329.6 sq. feet)



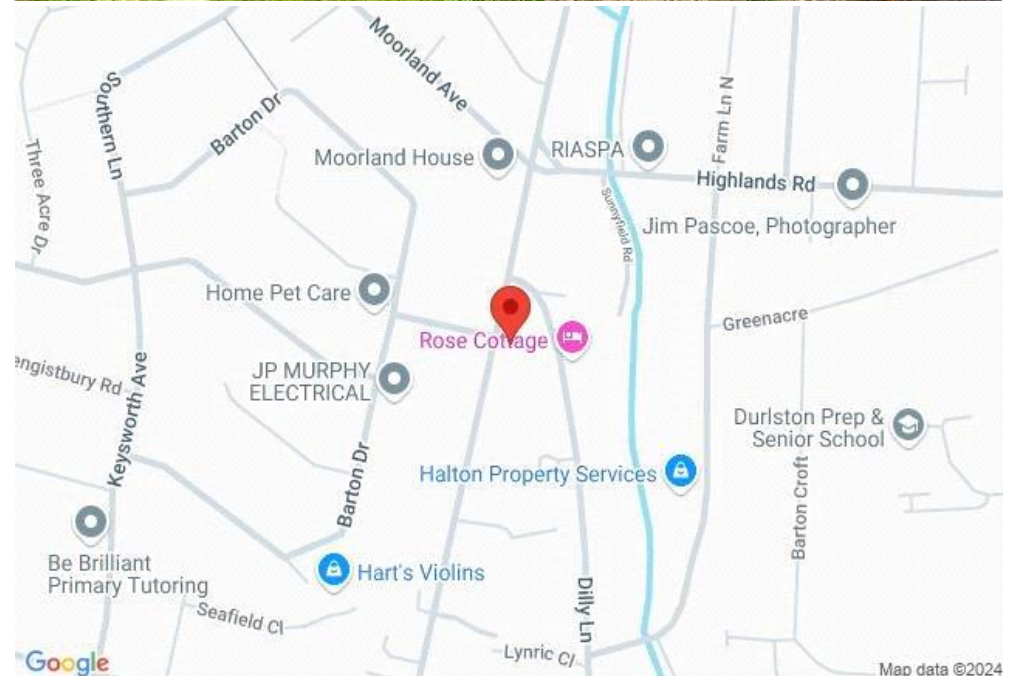
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Situation

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 turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road and at the crossroads continue across into Barton Court Avenue where the property will be found on the left hand side.





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