



*15a Uplands Avenue, Barton on Sea, BH25 7BJ*

*£659,950*

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*15a Uplands Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7BJ*

A three bedroom detached bungalow forming part of a small, exclusive development of just three properties, built by the highly regarded local developer Harbourwood Homes in 2018. It occupies one of the most sought after locations in Barton on Sea. Other features of the property include a superb large kitchen/dining room, an en-suite shower room to the master bedroom, a detached garage, show home condition throughout, underfloor heating, superbly landscaped gardens including a lovely private rear garden, immaculate decorative order throughout, and it is within walking distance of the Barton on Sea clifftop and beach.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Private Gardens
- Garage
- Off-Road Parking



## The Property

Entrance hall with double glazed front door, attractive timber effect tiled flooring, recessed ceiling spotlights, and a double cloak cupboard.

Lovely sitting room with twin UPVC double glazed casement doors opening onto the patio and rear garden, recessed ceiling spotlights, and a pleasant outlook to the rear.

Stunning kitchen/dining room fitted with an excellent range of high quality wall and base units with soft closing drawers and doors, Landford stone worktops and upstands, an undermounted one and a half bowl sink with mixer tap, integrated Neff double electric oven, five burner gas hob with extractor, fridge and separate freezer, dishwasher, wall mounted Vaillant gas fired boiler concealed in a cupboard, ample room for a dining table, recessed ceiling spotlights, attractive timber effect tiled flooring, part tiled walls, under cupboard lighting, and twin glazed doors to the sitting room.

Three good sized bedrooms, two with built-in wardrobes, the master bedroom benefiting from a fully tiled en-suite shower room featuring attractive marble effect tiling, a level access shower with thermostatic controls, a wash basin with storage beneath, a WC, recessed ceiling spotlights, an extractor fan, and a chrome ladder style heated towel rail.

Fully tiled main bathroom fitted with a luxury white suite comprising a panel bath with an independent shower over and glass shower screen, a wash basin with storage beneath, a WC, a chrome ladder style heated towel rail, tiled flooring, recessed ceiling spotlights, a recessed mirror, and an extractor fan.

Gas fired underfloor heating throughout.





## *Gardens & Grounds*

The property sits on a well landscaped and mature plot, with a block paved driveway providing off road parking and leading to the single garage, which features an up and over door, power, and light.

A timber gate provides side access.

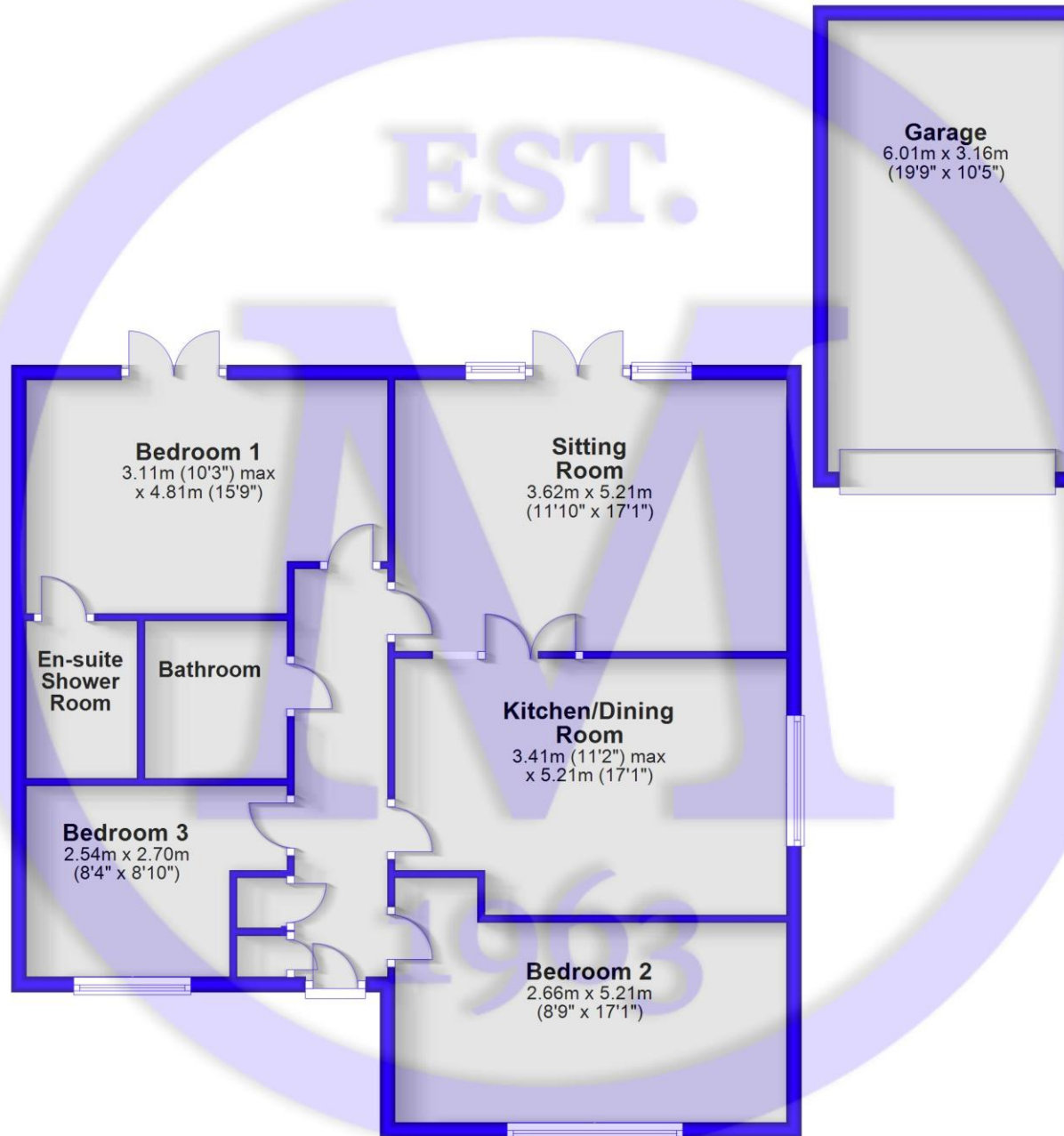
Adjoining the rear of the property is a good sized area of Indian sandstone patio with raised, well stocked sleeper borders, and a good sized shaped lawn with well stocked borders, all enjoying a good degree of privacy.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band E
- Energy Performance Rating B

## Ground Floor

Approx. 109.5 sq. metres (1179.1 sq. feet)



Total area: approx. 109.5 sq. metres (1179.1 sq. feet)

## 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.





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