



1 First Marine Avenue, Barton on Sea, BH25 7DP

£915,000

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*1 First Marine
Avenue
Barton on Sea
New Milton
Hampshire*

A superbly located detached chalet style property set on a good sized mature plot and only a few steps from the beautiful Barton On Sea clifftop and beach. The property has been comprehensively modernised and updated throughout and particular features include a superb large kitchen/dining room with casement doors onto the decking and a large rear garden, a large sitting room also overlooking the rear garden, excellent off road parking, a luxury ensuite bathroom to the master bedroom in addition to the high quality shower room, large timber garden chalet and a UPVC double glazed conservatory. An internal viewing is strongly recommended to fully appreciate both the size and quality of the property.

- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen/Dining Room
- Two Ground Floor Double Bedrooms
- Ground Floor Shower Room
- Ensuite Bathroom
- Two First Floor Bedrooms
- Excellent Off Road Parking
- Landscaped Gardens
- Garden Office/Summerhouse



The Property

Entrance hall with UPVC double glazed front door and cloaks cupboard.

Superb double aspect sitting room with twin UPVC double glazed casement doors onto the decking and double glazed sliding doors onto the superb UPVC double glazed conservatory with low level cavity brick walls, a pitched polycarbonate roof, tiled flooring, twin UPVC double glazed doors onto the decking with a lovely outlook over the rear garden.

Stunning double aspect kitchen/dining room fitted with an excellent range of modern cream wall and base units with soft closing drawers and doors and a contrasting stone effect worktop with an inset sink unit with mixer tap over, central island unit with breakfast bar, integrated American style larder fridge with ice on demand, range style cooker with extractor over, washer/dryer, dishwasher, recess ceiling spotlights, tiled flooring, attractive wall tiling, glass fronted display cabinets, under cupboard lighting, ample room for dining table, wall mounted Worcester gas fired boiler concealed in cupboard and twin UPVC double glazed casement doors onto the rear decking.

Two ground floor double bedrooms both with attractive timber parquet flooring and with the master bedroom benefitting from a luxury ensuite bathroom fitted with a white suite comprising a panel bath with a mixer tap over and shower attachment over, wash basin, WC, fully tiled walls, recess ceiling spotlights, extractor fan, a contemporary radiator and accessed off the ensuite is a useful fully tiled dressing area/walk in wardrobe.

Ground floor shower room fitted with a modern white suite comprising a large shower cubicle with a glass shower screen and thermostatic control shower, wash basin, WC, fully tiled walls, recess ceiling spotlights and extractor fan.

First floor landing with double glazed Velux window.

Two first floor bedrooms, one enjoying a triple aspect and sea glimpses.





Gardens & Grounds

The property sits on a good sized mature plot with the front garden laid mainly to lawn with decorative slate beds, mature conifers, palm trees, twin timber gates provide access to the double width block paviour driveway providing excellent off road parking.

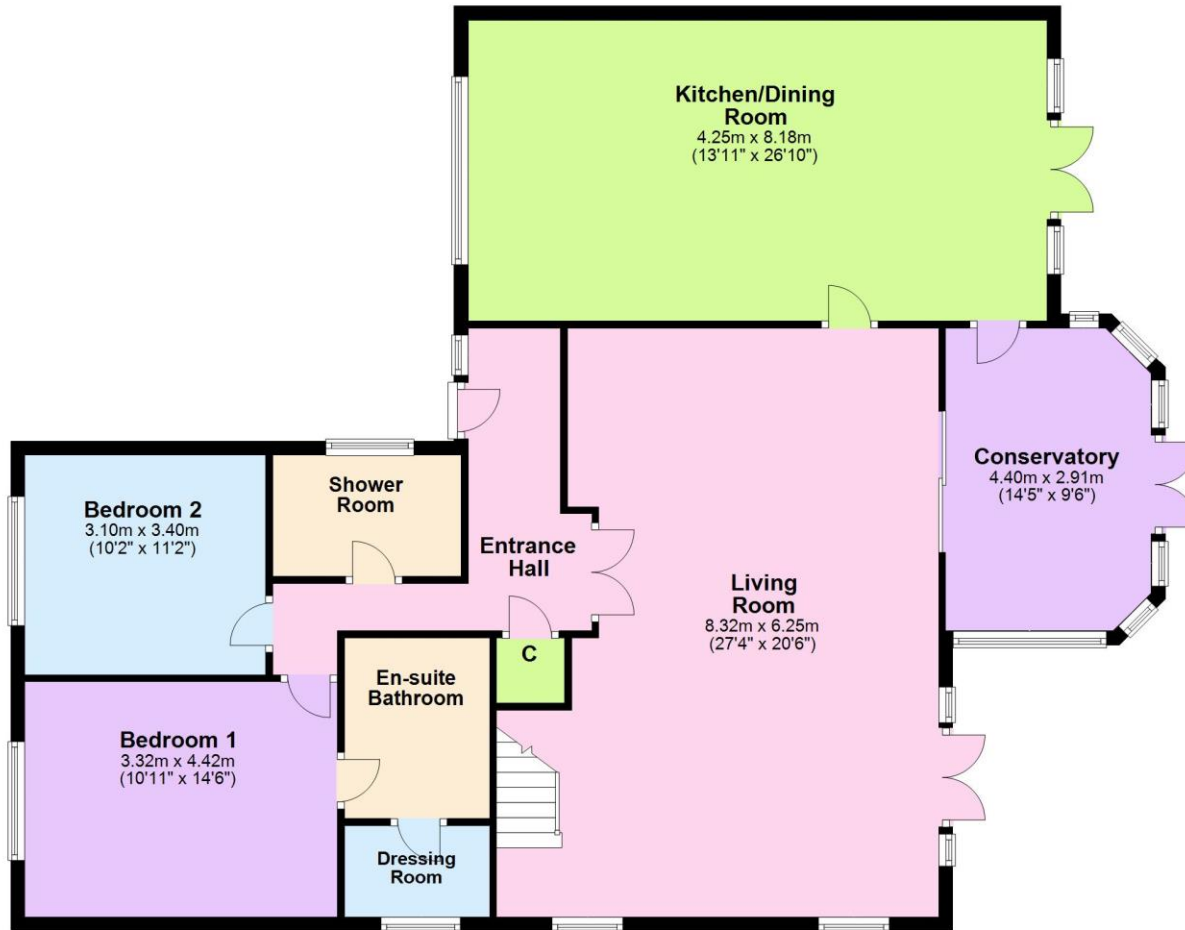
Adjoining the rear is a large area of raised timber decking, a feature central pathway leading to the large timber garden chalet/office which measures 5.22m x 3.72m and benefits from double glazed windows, casement doors onto the decking, insulated walls and is suitable for a variety of purposes. The remainder of the rear garden is laid mainly to lawn with colourful flower and shrub borders and a garden shed.

Services

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

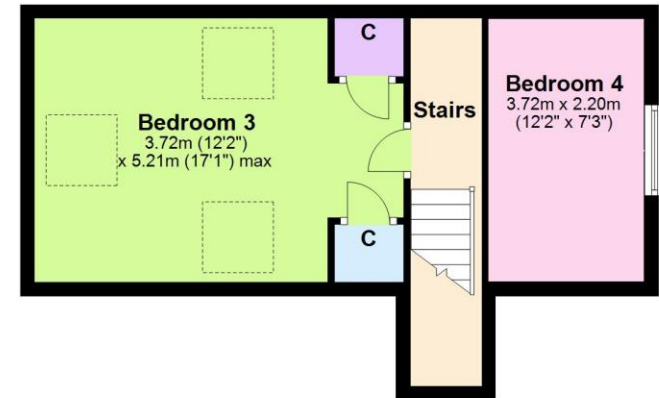
Ground Floor

Approx. 148.8 sq. metres (1601.7 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.8 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.

1 First Marine Avenue, Barton on Sea, New Milton

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 turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. At the end turn left into Marine Drive East. Take the first left into First Marine Avenue where the property will be seen on the right hand side.





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