



*Flat 1, 28 Seaward Avenue, Barton on Sea, BH25 7HP*

£549,950

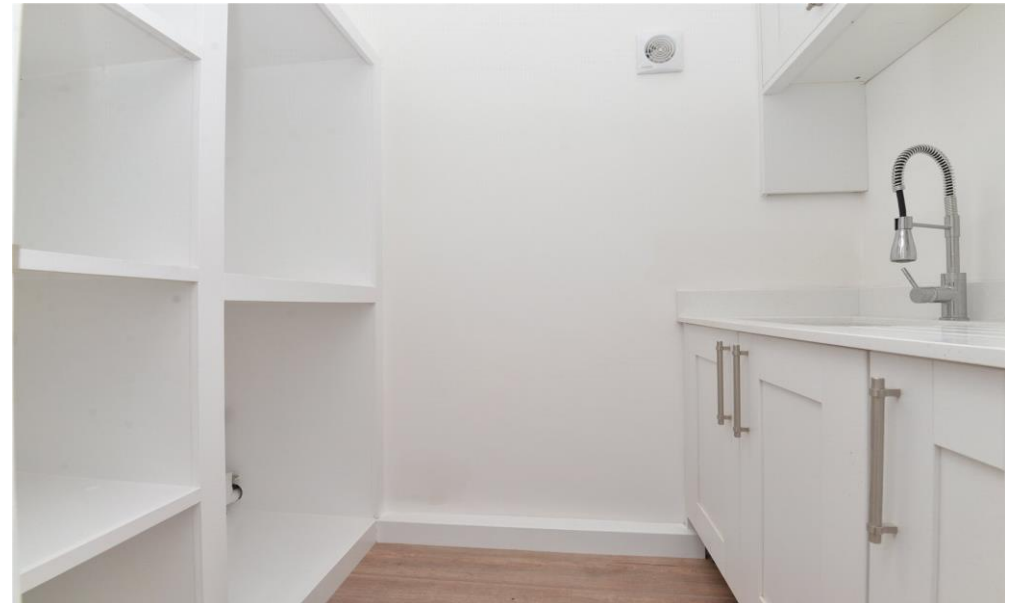
**Mitchells**  
1963 — TODAY



*Flat 1*  
*28 Seaward Avenue*  
*Barton on Sea*  
*New Milton*  
*Hampshire*  
*BH25 7HP*

A truly stunning refurbished and remodelled two bedroom first floor apartment that has been finished to an outstanding quality with features including a ground floor utility, 999 year lease, private garden, private parking, luxury kitchen and bathrooms, hobbies room and sea glimpses.

- Entrance Hall
- Utility
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- En Suite Shower Room
- Through Sitting/Dining Room
- Luxury Kitchen
- Hobbies Room
- Private Garden
- Parking



# The Property

Entrance hall with Amtico style flooring, stairs to first floor landing, double radiator access through to the utility.

Utility is fitted with a butler style sink, Quartz worktop, drainer, mixer tap, useful storage cupboard, shelving, space and plumbing for washing machine and tumble dryer, Velux window and extractor fan.

First floor landing is extremely bright and airy with three UPVC double glazed windows, Amtico style wood effect flooring, double radiator and Hive centre heating controls.

The sitting/dining room is a particular feature of this property with a bright and airy triple aspect, continuation of the Amtico style flooring, feature fireplace with granite hearth, built in storage, two double radiators and recess ceiling spotlights.

The sitting/dining room opens through to a luxury fully fitted kitchen with a fantastic range of white shaker style wall and base units with a contrasting Quartz worktop, integrated appliances include under counter fridge and freezer, magic counter storage cupboard, dishwasher and eye level Samsung double oven. There is a butler style sink with mixer tap over, five burner induction hob with extractor fan over, attractive bay window with built in window seat enjoying views towards the Solent.

Family bathroom is beautifully fitted with walk in double shower with thermostatic shower attachment, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, rolltop bath with mixer tap over with handheld shower attachment, chrome heated towel rail and extractor fan.

Bedroom two is a lovely double bedroom with built in storage cupboard housing electrical consumer unit and electric meter, has ample space for a double bed and bedside units and give access to the hobbies room via electric loft ladder.

Hobbies room has carpeted flooring, built in shelving, two Velux windows, power and lighting, and gives access to the eaves storage with wall mounted boiler and pressurised hot water tank.

The master bedroom is a fantastic size with wood panelling on the walls, built in storage, generous UPVC double glazed window overlooking the private garden and gives access to the luxury en suite.

The en suite comprises of a walk in double shower with thermostatic shower attachment, part tiled walls, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, radiator with built in towel rail and UPVC window.





## *Gardens & Grounds*

To the front of the property there is a small courtyard style garden which has been laid to hard landscaping for ease of maintenance which giving access to a further area of private garden with high level fencing and hedging making this extremely private and secluded and being mainly laid to lawn.

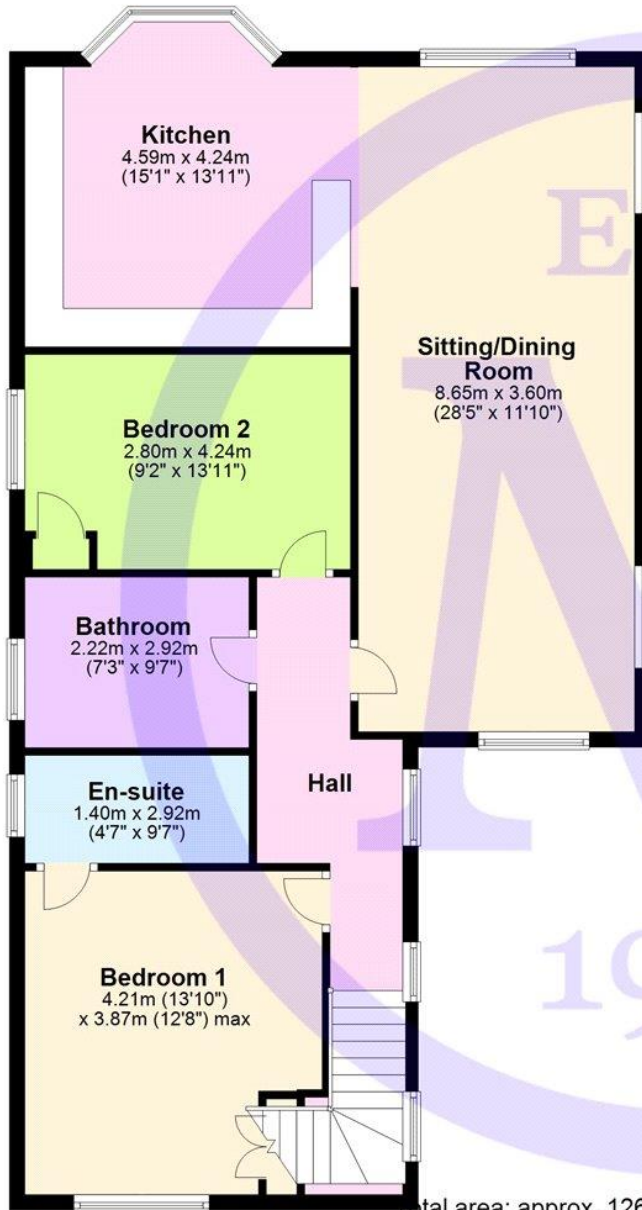
To the side of the property are two allocated parking spaces and a visitor space.

## *Services*

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

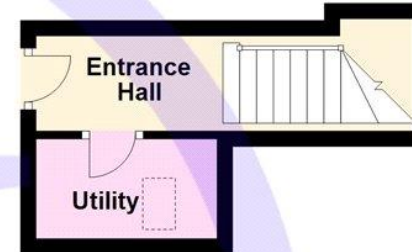
### First Floor

Approx. 98.6 sq. metres (1061.4 sq. feet)



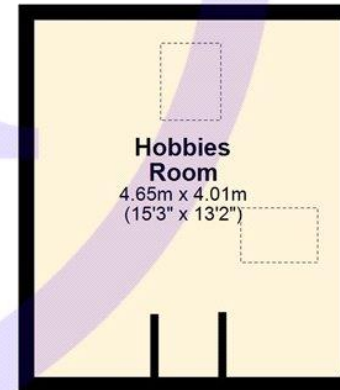
### Ground Floor

Approx. 9.6 sq. metres (103.4 sq. feet)



### Loft

Approx. 18.6 sq. metres (200.7 sq. feet)



Total area: approx. 126.9 sq. metres (1365.5 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.

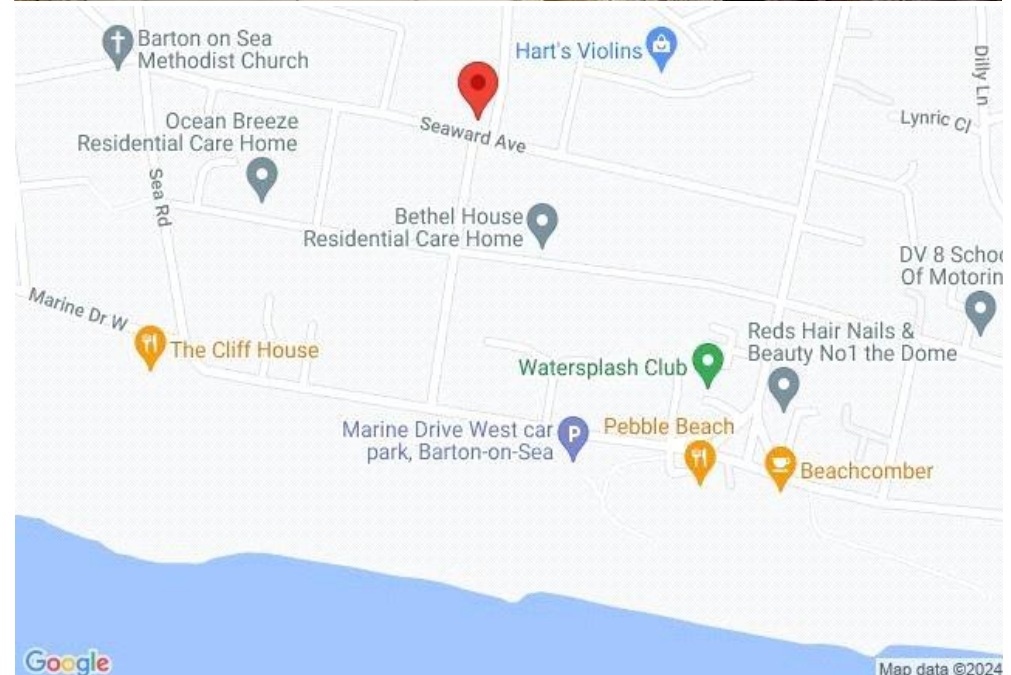
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## Situation

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, at the crossroads continue across into Barton Court Avenue, take the sixth turning right into Seaward Avenue where the property will be found after a short distance on the right hand side.





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