



*27 Western Avenue, Barton on Sea, BH25 7PY*

*£539,950*

**Mitchells**  
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*27 Western Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PY*

This beautifully presented two double bedroom detached bungalow is situated just a short walk of Barton on Sea clifftop and beach and offers bright and modern accommodation with features including recently fitted kitchen and bath/shower rooms, a master bedroom with an en-suite and a private and secluded garden.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Bathroom
- Two Double Bedrooms
- En-Suite Shower Room
- Driveway
- Garage
- Secluded Garden



## The Property

Entrance hall with hatch to the loft space, radiator, large storage cupboard with sliding doors and this opens through to the sitting/dining room.

The sitting/dining room has a bright double aspect with sliding patio doors leading into the conservatory, a large picture window to the front and a TV aerial point.

The conservatory is constructed of single glazed windows and is of a timber construction with a polycarbonate roof and double casement doors leading out to the garden.

The kitchen has been fitted with a modern range of cream shaker style wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a four burner gas hob with tiled splashback and extractor fan over, undercounter oven, dishwasher, washing machine, space and plumbing for a tall stand up fridge/freezer and a UPVC double glazed door gives access to the patio and rear garden.

The family bathroom is beautifully presented with tiled flooring, fully tiled walls and a suite comprising a P-shaped bath with mixer tap over and shower attachment, glass shower screen, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, wall mounted mirror and a chrome heated towel rail.

There are two spacious double bedrooms both benefitting from built in storage and with the master enjoying its own luxury en-suite shower room.

En-suite shower room comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, corner shower cubicle with sliding glass shower doors and thermostatic shower attachment, recessed ceiling spotlight, shaver point and a large wall mounted mirror.







## *Gardens & Grounds*

To the front of the property is a block paved driveway giving off road parking for two to three vehicles and giving access to the single garage with an up and over door, power, lighting and a rear door to the garden.

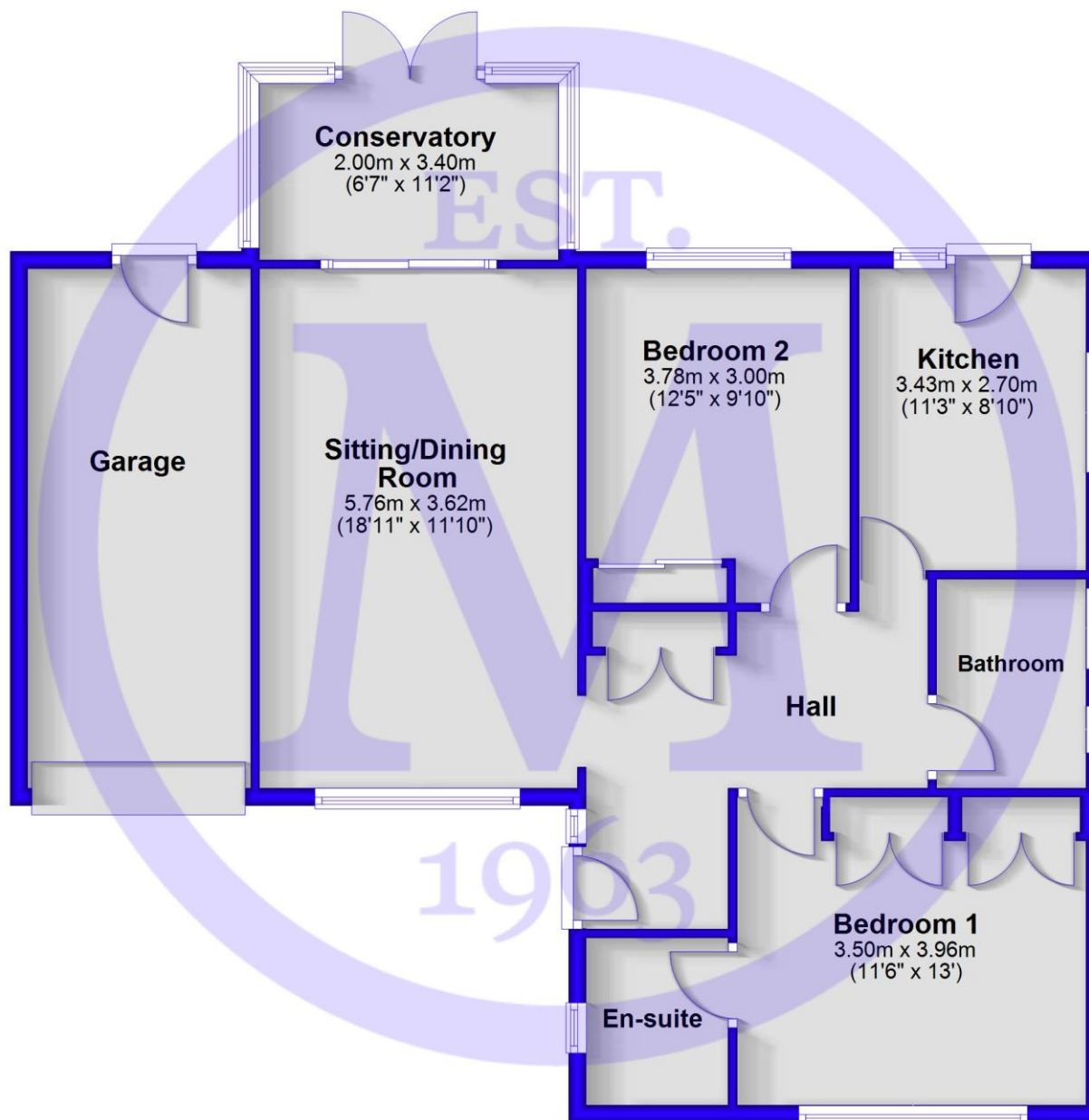
The rear garden is particularly secluded with high level hedging and fencing, a large area of lawn, mature beds, patio and a storage shed.

## *Services*

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

## Ground Floor

Approx. 98.5 sq. metres (1060.2 sq. feet)



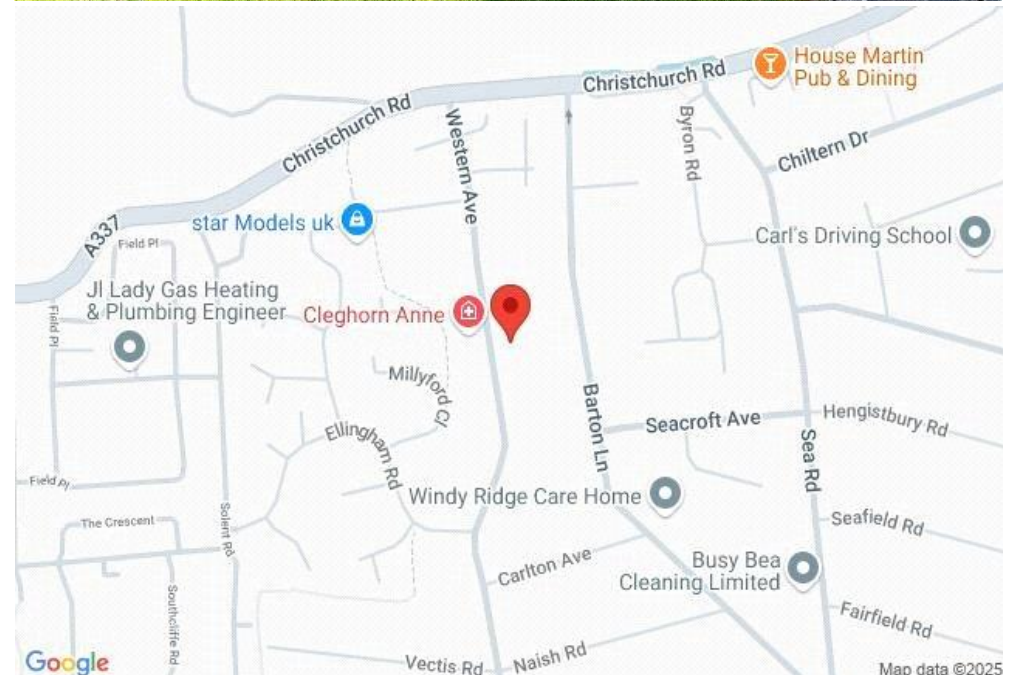
Total area: approx. 98.5 sq. metres (1060.2 sq. feet)

## 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.

## Directions

From Mitchells proceed along Old Milton Road. At the roundabout continue straight across. At the junction turn right onto Christchurch Road. After approximately half a mile turn left into Western Avenue where the property will be found on the left hand side.







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