



Flat 4, The Firs, Barton on Sea, BH25 7QA

£265,000

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Flat 4
The Firs
55 Western Avenue
Barton on Sea
New Milton
Hampshire
BH25 7QA

This fantastic two double bedroom first floor apartment is situated just one hundred yards of Barton On Sea clifftop and beach and is offered with no forward chain. Features of the property include a modern kitchen and bathroom, a utility room, a driveway and a garage.

- Communal Entrance Hall
- Entrance Hall
- Kitchen
- Sitting/Dining Room
- Utility Cupboard
- Two Double Bedrooms
- Family Bathroom
- Communal Gardens
- Garage
- Driveway
- Vacant Possession
- 89 Years Remaining On Lease
- Maintenance: Approx. £1,000 pa



The Property

The communal entrance door leads to the staircase which accesses two properties.

The front door leads through to the entrance hall with hatch to loft space, airing cupboard housing the pressurised hot water cylinder and also gives access to the utility cupboard with worktop, electrical consumer unit, UPVC window and space and plumbing for a washing machine.

The modern kitchen is fitted with a fantastic range of cream shaker style wall and base units with a contrasting timber effect worktop, part tiled walls, recess ceiling spotlights and integrated appliances include a four burner induction hob with extractor fan over, eye level double oven, undercounter fridge, separate freezer and a ceramic one and a half bowl sink with mixer tap over and drainer.

The sitting/dining room is a particular feature of the property with a bright and sunny westerly aspect, carpeted flooring, modern UPVC window and TV aerial point.

There are two double bedrooms with the master having a bright westerly aspect, a feature bay window and modern UPVC double glazing.

The family bathroom has a modern suite comprising a P-shaped bath with mixer tap over and hand held shower attachment, glass shower screen, pedestal wash hand basin, WC, fully tiled walls, tiled flooring, chrome heated towel rail and shaver point.





Gardens & Grounds

To the front of the property is a tarmac driveway giving access to the single garage with up and over door and gives off road parking for approximately two vehicles.

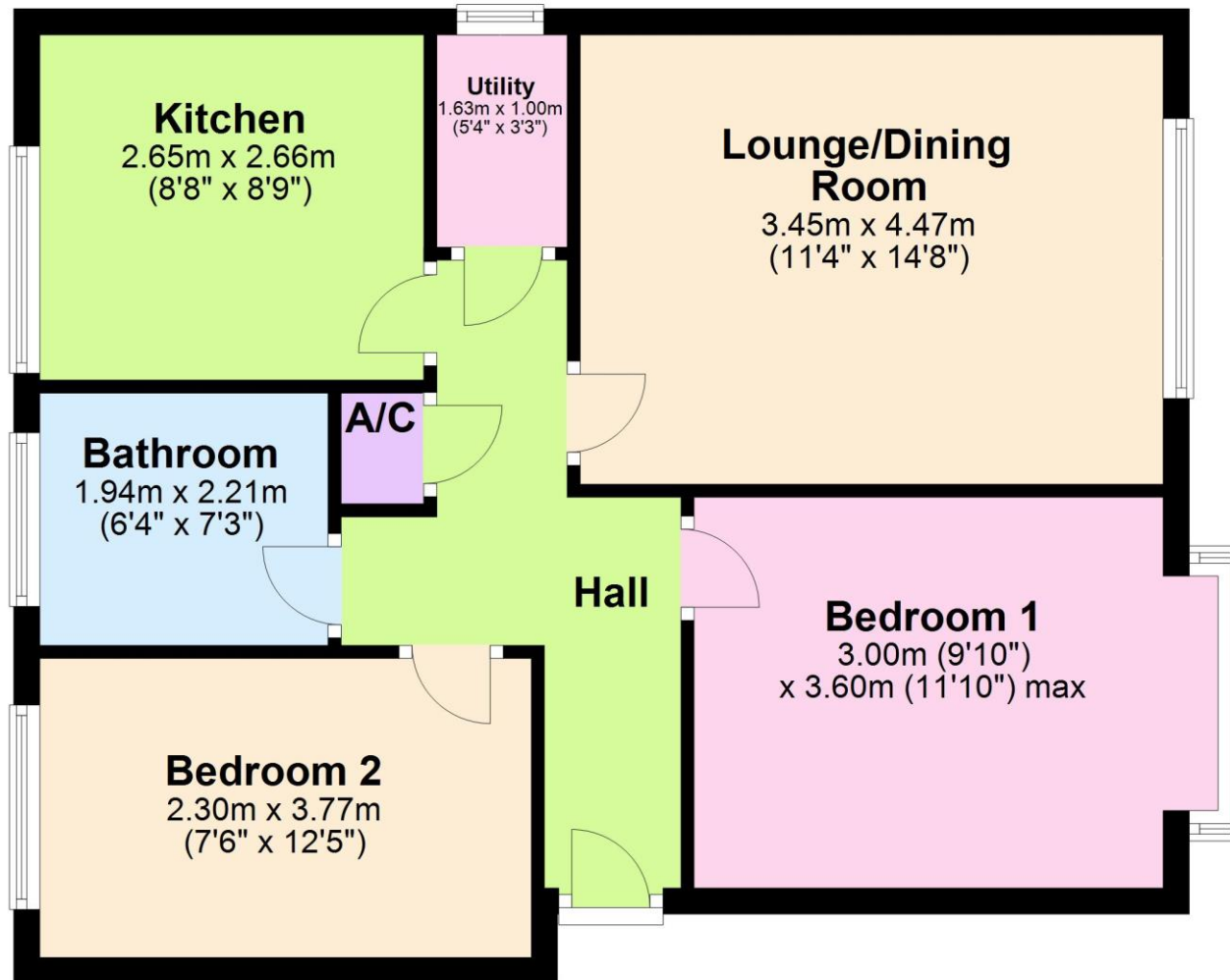
To the rear of the property is a communal garden accessed via a six foot gate and is surrounded by high level fencing making it extremely private and secluded.

Services

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

Floor Plan

Approx. 58.9 sq. metres (633.5 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.

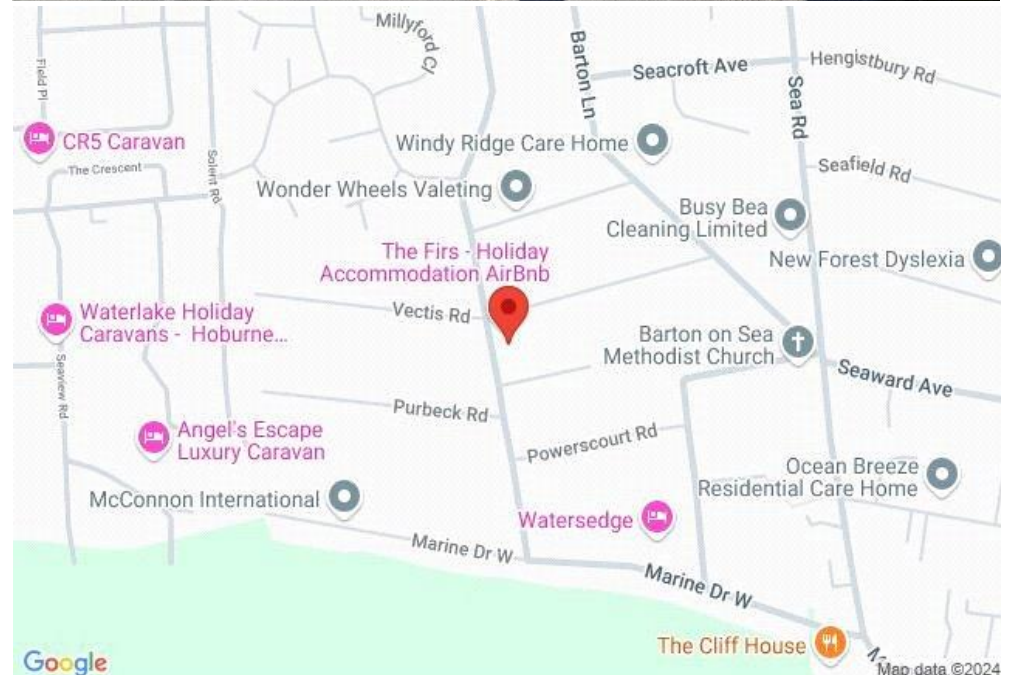
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Situation

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, 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. Upon reaching the T-Junction right onto Christchurch Road, after approximately a third of a mile turn left into Western Avenue, continue towards the clifftop, where the property will be found on the left hand side.





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