



41a Keyworth Avenue, Barton on Sea, BH25 7HZ

£499,950

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*41a Keyworth Avenue
Barton on Sea
New Milton
Hampshire
BH25 7HZ*

This lovely two bedroom detached bungalow is ideally situated in the heart of Barton on Sea and within walking distance of Barton on Sea clifftop and beach and New Milton town centre. The property was built by well-known local builders Parkcrest in approximately 2004 and features of the property include a spacious kitchen/dining room, a separate sitting room, a modern conservatory and an integral garage.

- Entrance Hall
- Sitting Room
- Conservatory
- Kitchen
- Dining Room
- Two Bedrooms
- Bathroom
- Integral Garage
- Driveway
- West Facing Garden



The Property

Entrance hall with carpeted flooring, central heating thermostat, radiator, useful coats cupboard and hatch to roof space

The kitchen is fitted with a range of timber effect wall and base units with a contrasting granite effect worktop, tiled splash back, UPVC window, tiled flooring, recess ceiling spotlights and integrated appliances include a four burner gas hob with extractor fan over, washing machine, Bosch eye level double oven, fridge freezer and opens through to the dining room

The dining room has a continuation of the tiled flooring, double casement doors through to the sitting room, an attractive outlook over the rear garden and ample space for a four to six seater table and chairs

The sitting room is a particularly good size with space for a three piece suite, TV aerial point, feature fireplace with inset electric fire with stone mantle and hearth, double radiator, smooth textured ceilings and sliding patio doors through to the conservatory

The conservatory is constructed with a dwarf cavity brick wall, UPVC window, polycarbonate roof and sliding patio doors onto the patio and rear garden. It also benefits from power and lighting and TV aerial point

The bathroom has a white suite and comprises of a panel bath with mixer tap over and handheld shower attachment and folding glass shower screen, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, heated towel rail, wall mounted mirror, light with shaver point, recess ceiling spotlights and extractor fan

There are two bedrooms with the master being a particularly good sized double, with ample space for double bed, bedside cabinet and wardrobes. The main bedroom is situated at the front of the property and has an outlook over the front garden

The integral garage has a UPVC pedestrian door out to the rear garden, up and over door to the front, houses the electrical consumer unit, the modern Gloworm combination boiler and has power and lighting.





Gardens & Grounds

To the front of the property is a paved driveway giving access to the single garage and providing off-road parking for at least one vehicle. The remainder of the front has been beautifully landscaped with the majority being laid to decorative shingle with paved pathway leading to the front door and borders containing mature shrubs.

To the rear of the property is a sunny and secluded west facing garden with an area of patio for outside dining, mature borders, high level fencing with the rest of the garden laid to shingle for ease of maintenance.

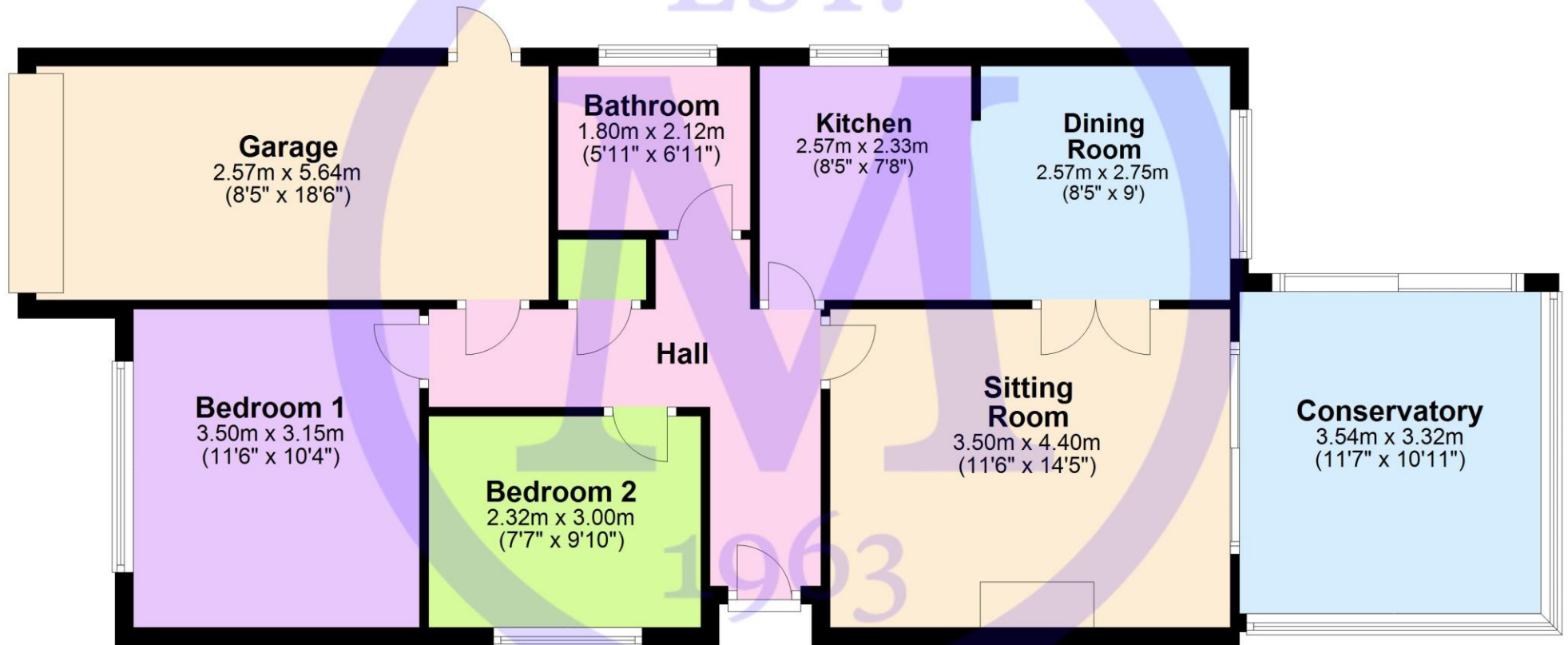


Services

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

Floor Plan

Approx. 88.7 sq. metres (954.5 sq. feet)



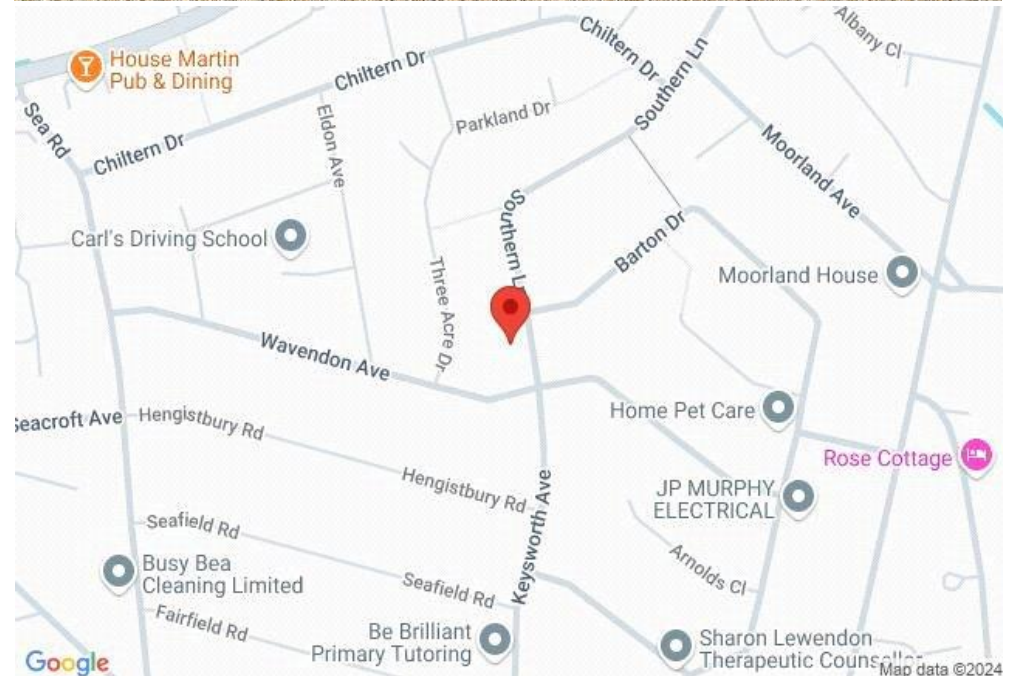
Total area: approx. 88.7 sq. metres (954.5 sq. feet)

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. Upon reaching the T-Junction turn right onto Christchurch Road, immediately left into Southern Lane, continue along Southern Lane bearing round to the left into Keyworth Avenue where the property will be found after a short distance on the right hand side.





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