



*9 Carlton Avenue, Barton on Sea, BH25 7PS*

*£500,000*

**Mitchells**  
1963 — TODAY



*9 Carlton Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PS*

An exciting opportunity to purchase this three bedroom detached house that is situated a short walk of Barton On Sea clifftop and beach. Planning permission has been applied for, for a stunning four/five bedroom detached house of approximately 182sqm. Plans can be viewed on the NFDC website Ref 25/10006 and Ref 24/11107.

For further information or to arrange a viewing, please contact Mitchells Estate Agents on 01425 616411.

- Entrance Hall
- Dining Room
- Kitchen
- Sitting Room
- Landing
- Three Bedrooms
- Bathroom
- Separate Cloakroom
- Garage
- Garden
- Off Road Parking



# The Property

The Current Property:

Entrance hall with stairs to the first floor and a large picture window to the front.

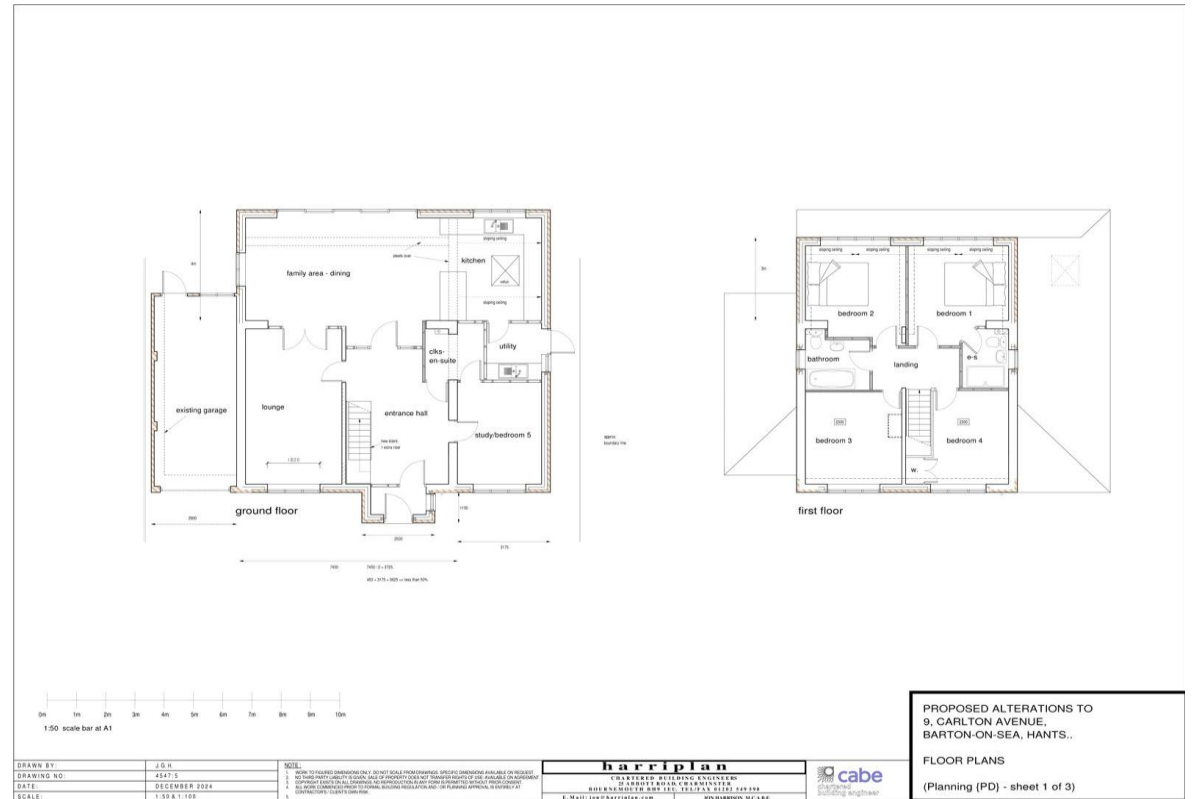
The sitting room has a bright double aspect, door onto the rear garden, TV aerial point and a fireplace.

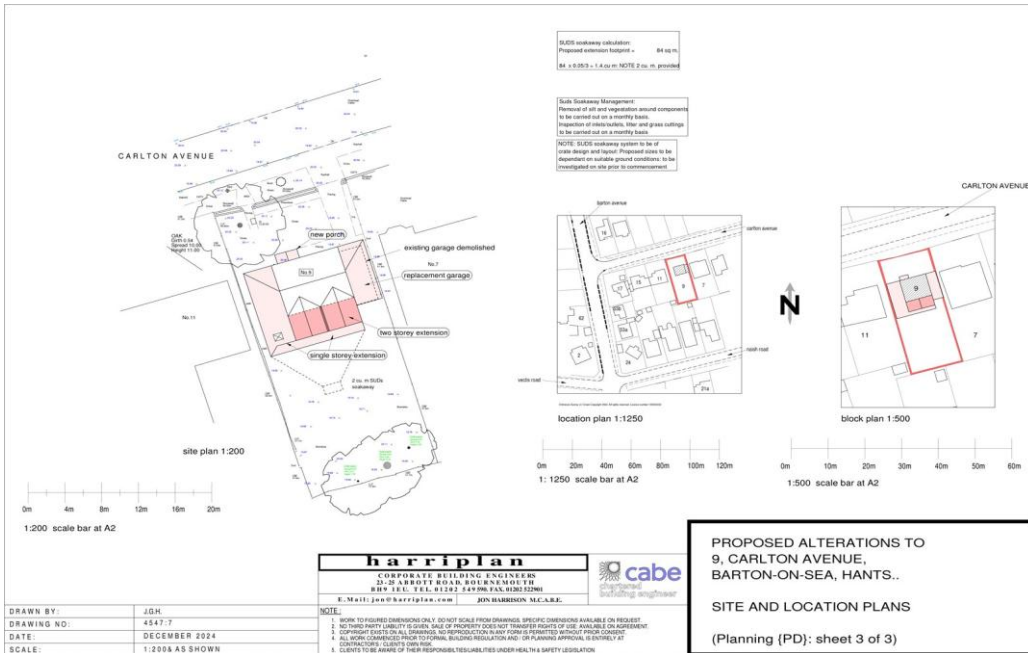
Dining room with an understairs storage cupboard, large window with an outlook to the side garden and opens through to the kitchen which enjoys an outlook over the rear garden.

On the first floor landing is an airing cupboard, a cloakroom and a window with an outlook to the rear garden.

Three bedrooms all of which enjoy built in wardrobes.

Family bathroom with a bath and wash hand basin.



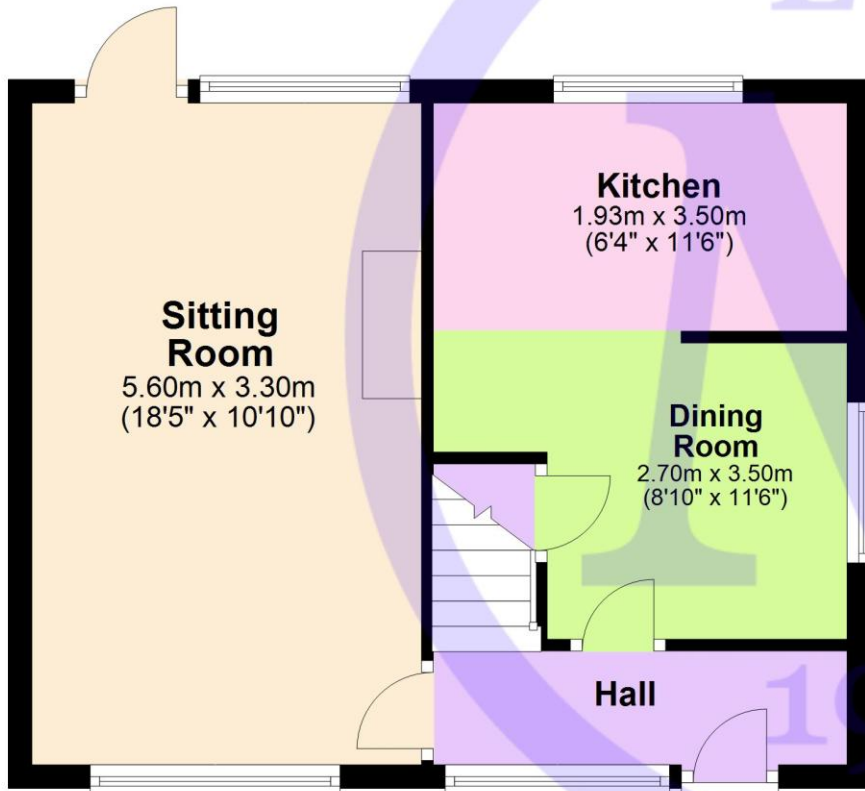


## Services

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

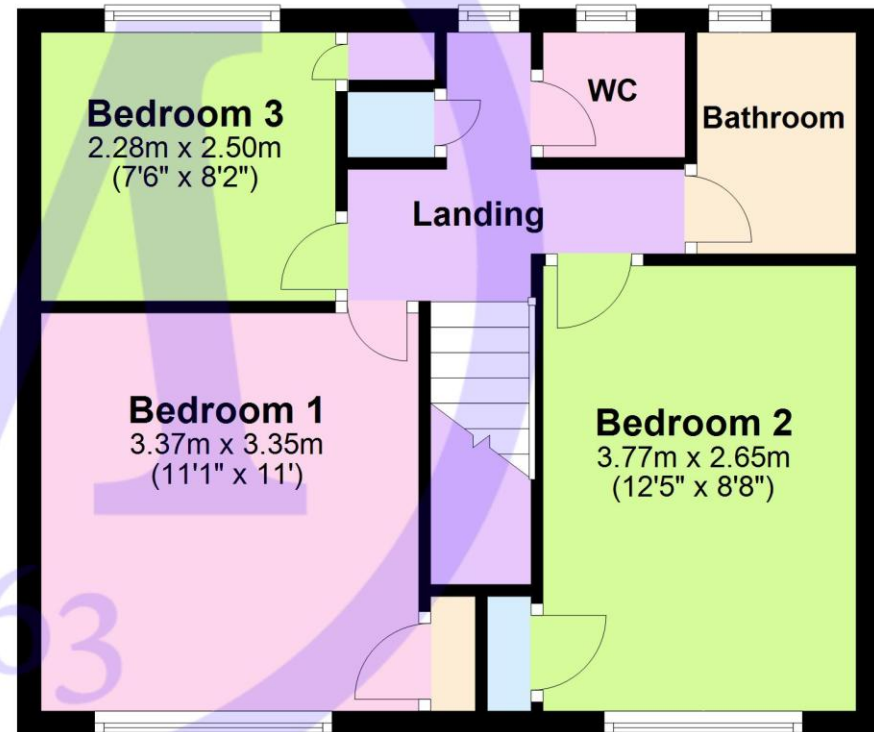
## Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.1 sq. feet)

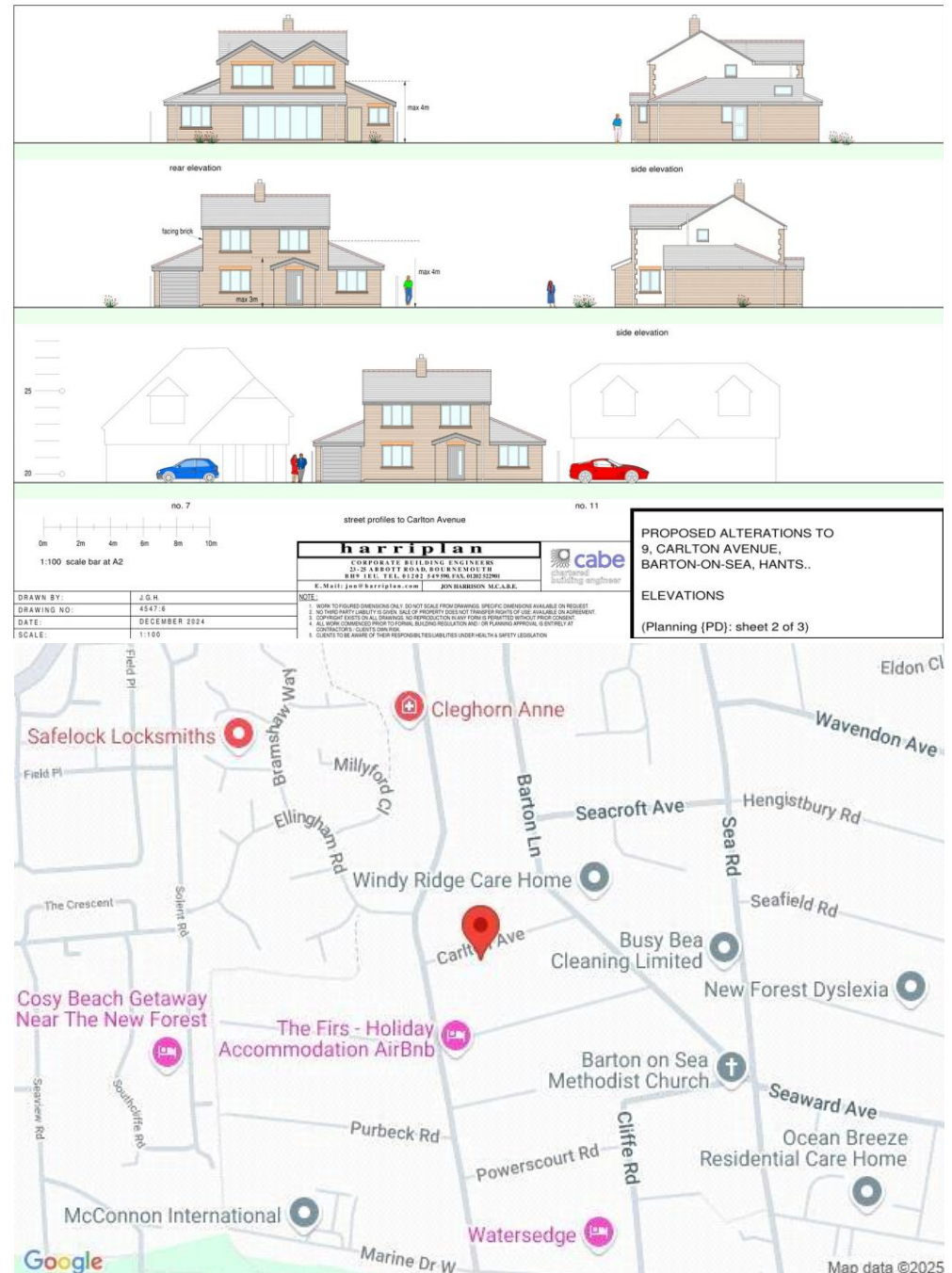
**9 Carlton Ave, Barton On Sea**

## 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 round about continue straight across. At the T junction turn right onto Christchurch Road. Take the fifth turning left into Western Avenue, second turn into Carlton Avenue where the property will be seen on your right hand side.





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