



*10 Beach Avenue, Barton on Sea, BH25 7EJ*

*£765,000*

**Mitchells**  
1963 — TODAY







*10 Beach Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7EJ*

A characterful detached old style family house built approximately one hundred years ago, situated in a fantastic location only a stone's throw of Barton on Sea clifftop and beach. The property sits on a good sized, private and mature plot, offers bright and airy accommodation and other features include three double bedrooms, a good sized reception hall, two separate reception rooms, excellent scope for extension, if required, a modern kitchen and the property is offered with no forward chain.

- Porch
- Reception Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Cloakroom
- Landing
- Three Double Bedrooms
- Bathroom
- WC
- Garage
- Off Road Parking
- Private Gardens



## The Property

Porch benefitting from a triple aspect, tiled flooring and a UPVC double glazed front door.

Spacious reception hall with stairs to the first floor and useful understairs storage.

Superb double aspect sitting room with a tiled fireplace with open fire and twin UPVC double glazed casement doors onto the rear garden.

Rear lobby with useful understairs storage area.

Kitchen/breakfast room fitted with a range of modern cream wall and base units with soft closing drawers and doors and a contrasting timber effect worktop with an inset one and a half bowl sink unit with a mixer tap over, space for washing machine, slimline dishwasher and tall fridge freezer, integrated double electric oven, electric hob and extractor, space for kitchen table, wall mounted Worcester gas fired boiler concealed in cupboard and a lovely outlook over the rear garden.

Separate dining room benefitting from a double aspect, feature recessed arches and a pleasant southerly outlook to the front.

Cloakroom with tiled flooring, WC and a hand basin.

Spacious first floor landing with trap to the roof space with pull down ladder and double airing cupboard.

Three double bedrooms including a superb large triple aspect master bedroom.

Bathroom fitted with a white suite comprising a panel bath with a Triton shower over, wash basin, part tiled walls and an extractor fan.

Separate WC.







## *Gardens & Grounds*

The front garden is laid mainly to lawn with mature flower and shrub borders, a paved driveway accessed via twin wrought iron gates and a low brick wall divides from the pavement.

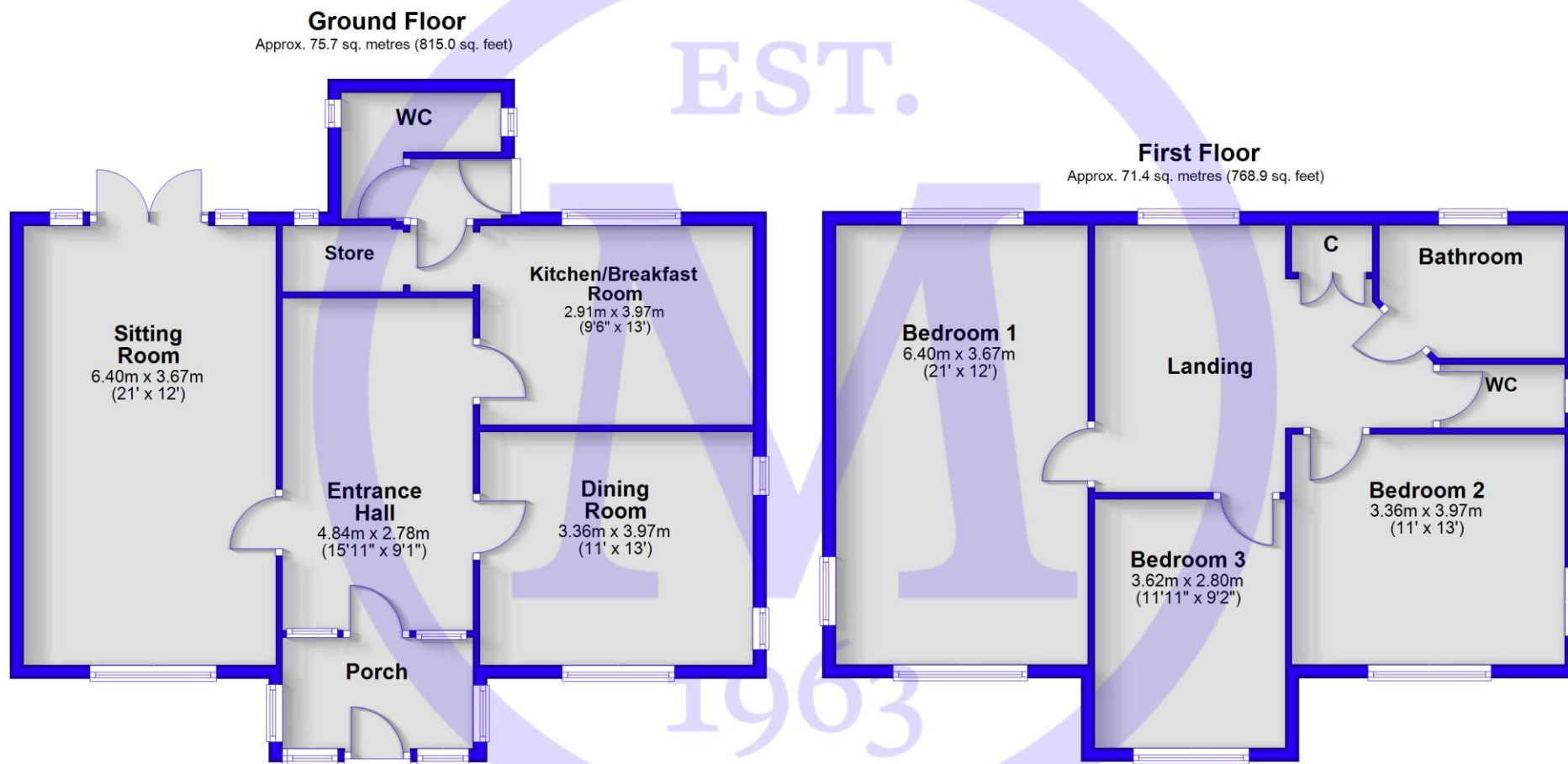
The driveway extends along the side of the property providing good off road parking and leads to the detached garage which has a pitched roof, up and over door, power and light.

The rear garden is a particular feature of the property being a good size and laid mainly to lawn with mature and colourful flower and shrub borders, ornamental fishpond, timber summerhouse, greenhouse and all enjoying a good degree of privacy and seclusion.



## *Services*

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



Total area: approx. 147.2 sq. metres (1583.9 sq. feet)

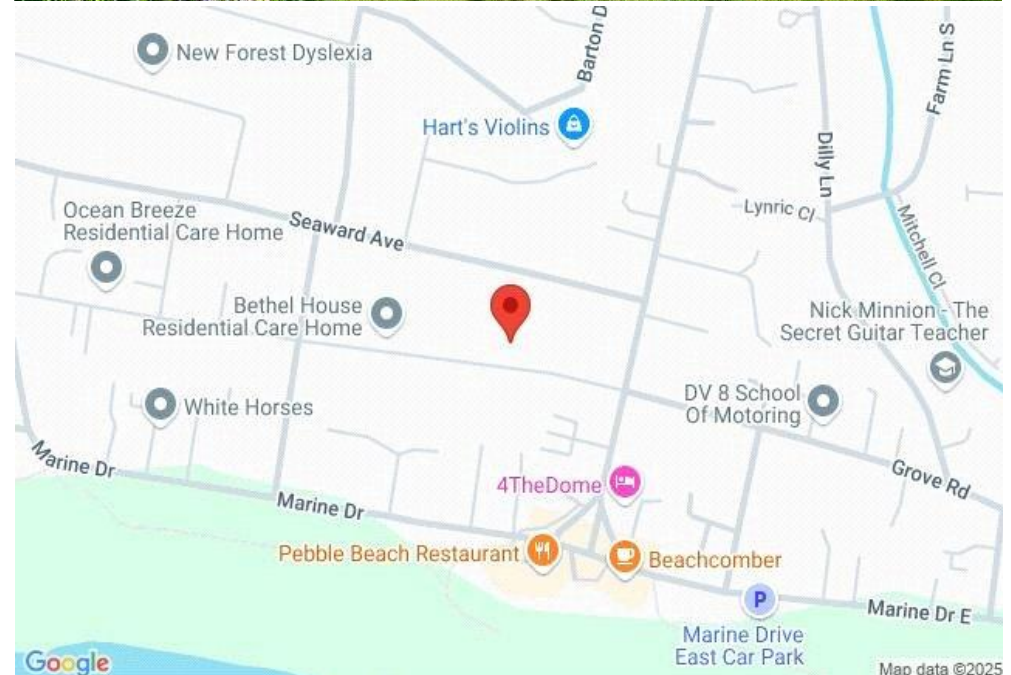


## Situation

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, 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 turning right into Barton Court Road. At the crossroads continue straight across into Barton Court Avenue. Take the seventh turning right into Beach Avenue where the property will be found on the right hand side.







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