



*64 Seaward Avenue, Barton on Sea, BH25 7HP*

*£615,000*

**Mitchells**  
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*64 Seaward Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7HP*

A modern three bedroom detached bungalow, built by highly regarded local developers Pennyfarthing Homes, situated in a fantastic location just a short walk from the stunning Barton on Sea clifftop and beach. Other features of the bungalow include a UPVC double glazed conservatory, a good sized L-shaped sitting/dining room, an en-suite shower room to the master bedroom, a detached garage and easily maintained gardens. The property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door, trap to the roof space, airing cupboard, and a cloaks cupboard.

Good sized L-shaped sitting/dining room benefitting from a double aspect, a feature fireplace with a stone backing and hearth, and an outlook over the rear garden.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a polycarbonate roof, casement doors onto the patio, and a lovely private outlook over the rear garden.

Kitchen fitted with a range of timber effect units with a contrasting worktop and an inset one and a half bowl sink unit with a mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for a washing machine and fridge, wall mounted gas fired boiler, part tiled walls, glass fronted display cabinet, under cupboard lighting, tiled flooring, and an outlook to the side.

Three good sized bedrooms, with the master bedroom benefitting from built-in wardrobes and a fully tiled en-suite shower room comprising a large shower cubicle with a thermostatically controlled shower, wash basin, WC, and an extractor fan.

Fully tiled bathroom fitted with a white suite comprising a panel bath with a mixer tap and shower attachment over, wash basin, WC, and an extractor fan.







## *Gardens & Grounds*

The property sits on an easily managed and private plot, with the front garden laid mainly to lawn. A tarmac driveway extends along the side of the property, providing good off road parking and leading to the detached single garage, which has a pitched roof, electrically operated roller door, power, and light.

Adjoining the rear of the property is an area of textured paved patio, with the remainder laid mainly to lawn, with well stocked flower and shrub borders, a timber garden shed, and a good degree of privacy.

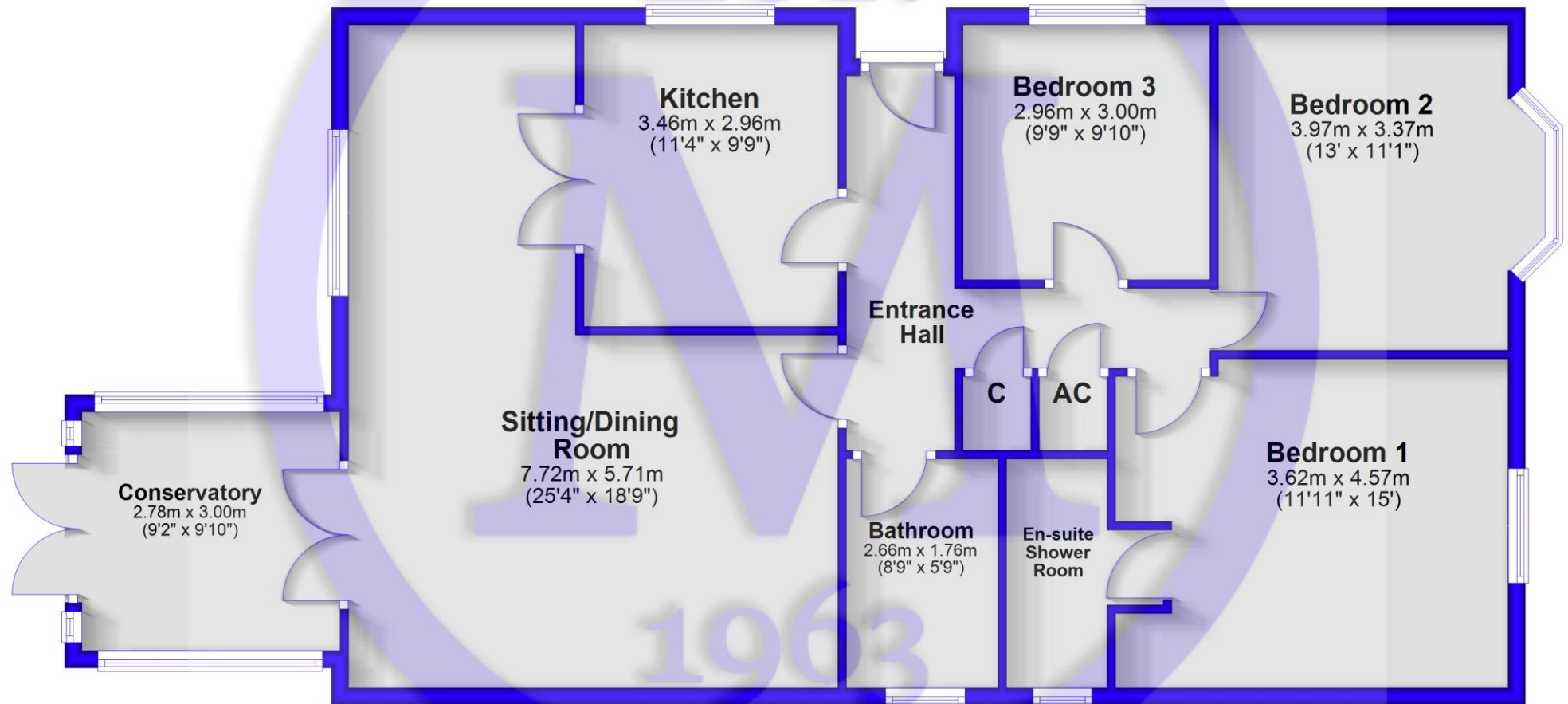


## *Services*

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

## Floor Plan

Approx. 117.1 sq. metres (1260.1 sq. feet)



Total area: approx. 117.1 sq. metres (1260.1 sq. feet)

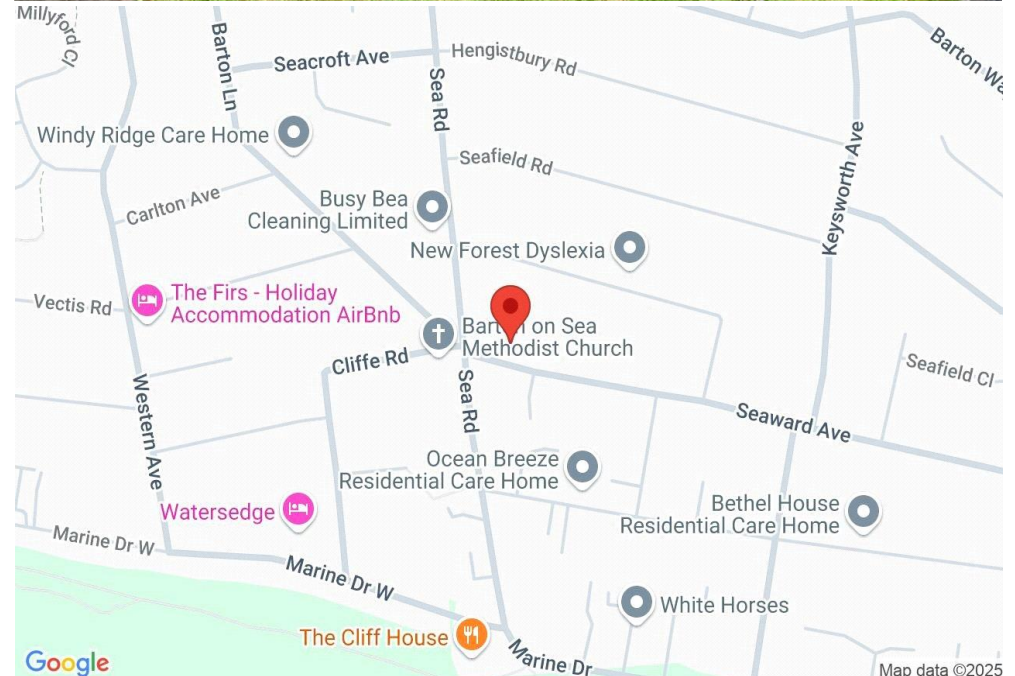


## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

## Directions

From Mitchells, proceed along Old Milton Road. At the roundabout continue straight across. At the T-junction turn right onto Christchurch Road. After approximately half a mile turn left into Sea Road. Take the sixth turning left, shortly before the clifftop, into Seaward Avenue where the property will be seen after a short distance on the left hand side.







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