



*15 Beach Avenue, Barton on Sea, BH25 7EH*

*£825,000*

**Mitchells**  
1963 — TODAY







*15 Beach Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7EH*

This fantastic, characterful, three double bedroom detached house is situated just one road back from Barton on Sea clifftop. The property has been beautifully maintained, and features include a stunning kitchen/family room, a separate utility room, a spacious entrance hall, a master bedroom with an en-suite, and a sunny, south-facing garden. Planning permission has been granted to convert the property into a four bedroom house with two bathrooms and a ground floor study or fifth bedroom. Selling with both planning permission and building regulations in place.

- Entrance Hall
- Ground Floor Cloakroom
- Sitting Room
- Kitchen/Family Room
- Utility Room
- First Floor Landing
- Three Bedrooms
- En-Suite Shower Room
- Family Bathroom
- Off Road Parking
- Landscaped Gardens
- Garage



# The Property

Entrance hall with solid wood flooring, stairs to the first floor landing, an understairs storage cupboard, a picture rail, and central heating controls.

Ground floor cloakroom with a continuation of the solid wood flooring and a modern suite comprising a pedestal wash hand basin, WC with hidden cistern, and a porthole style window.

The sitting room is a particular feature of this property, with a feature bay window to the rear, a bright double aspect, a fireplace with an inset woodburning stove, TV aerial point, a picture rail, and a glazed door out to the rear garden.

The kitchen/family room has a bright triple aspect, tiled flooring, bi-fold doors leading out to the decking and rear garden, and is fitted with a range of cream gloss wall and base units with a contrasting marble effect worktop. There is a stainless steel one and a half bowl sink with mixer tap and drainer, and a cupboard housing the electrical consumer unit. Integrated appliances include an eye level Bosch double oven, undercounter fridge, and a five burner induction hob.

The utility room is fitted with a range of white shaker style wall and base units with a contrasting stone effect worktop, a stainless steel sink with mixer tap and drainer, and a wall mounted Worcester combination boiler. There is ample space for a washing machine and tall freestanding fridge/freezer, an outlook to the front, and a UPVC double glazed door leading out to the decking and rear garden. A door also gives access to the single garage, which has double casement doors onto the garden, a roller door to the front, space and plumbing for a tumble dryer, a pitched roof with storage above, as well as power and lighting.

First floor landing with a large UPVC window allowing lots of natural light, a hatch to the loft space, and a study area with a built-in desk and window.

On the first floor are three double bedrooms, with bedrooms one and two being particularly spacious, both featuring attractive bay windows overlooking the rear garden and built-in storage.

The master bedroom also benefits from its own en-suite shower room, comprising a walk-in double shower with a glass screen and thermostatic shower attachments, a pedestal wash hand basin, WC, chrome heated towel rail, and a UPVC window.

The family bathroom is a spacious room with a white suite, including a roll top bath with mixer tap and handheld shower attachment, WC, pedestal wash hand basin with mixer tap, shaver point, and a chrome heated towel rail.







## Gardens & Grounds

To the front of the property is a block paviour in and out driveway, providing parking for numerous cars and giving access to the single garage. The rest of the front is laid to shingle, with a dwarf wall and wrought iron railings.

The rear garden is particularly spacious, enjoying a bright southerly aspect. There is a large area of raised decking, an area of artificial grass, and high level fencing and hedging makes it extremely private and secluded. The remainder of the garden is laid to hard landscaping, with a storage shed and a summerhouse.

Both the front and rear of the property have outside taps and electrical points.

## Services

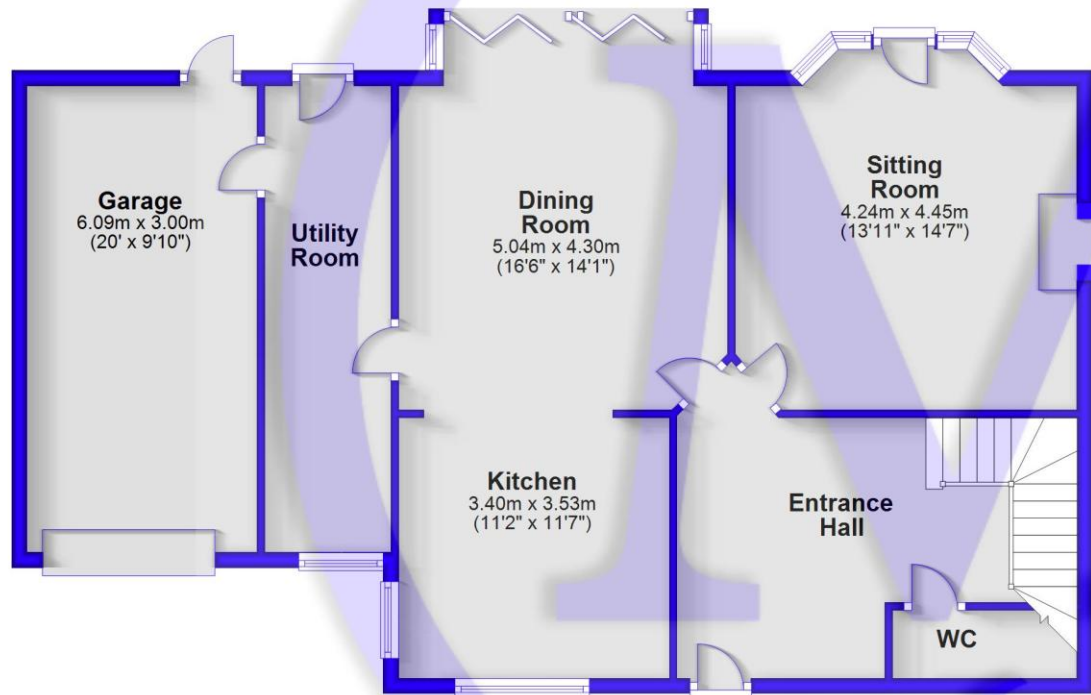
- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating C



EST.

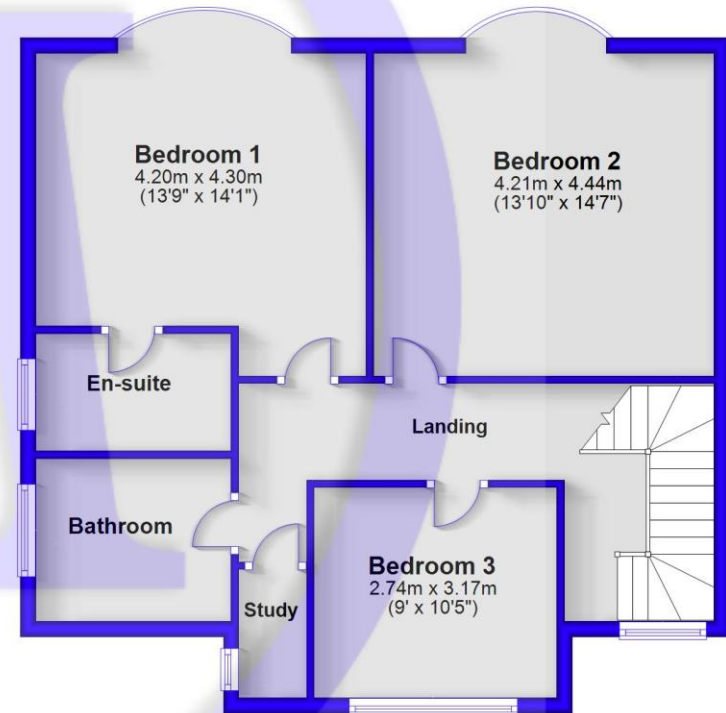
### Ground Floor

Approx. 101.5 sq. metres (1092.5 sq. feet)



### First Floor

Approx. 59.0 sq. metres (634.7 sq. feet)



1963

Total area: approx. 160.5 sq. metres (1727.2 sq. feet)

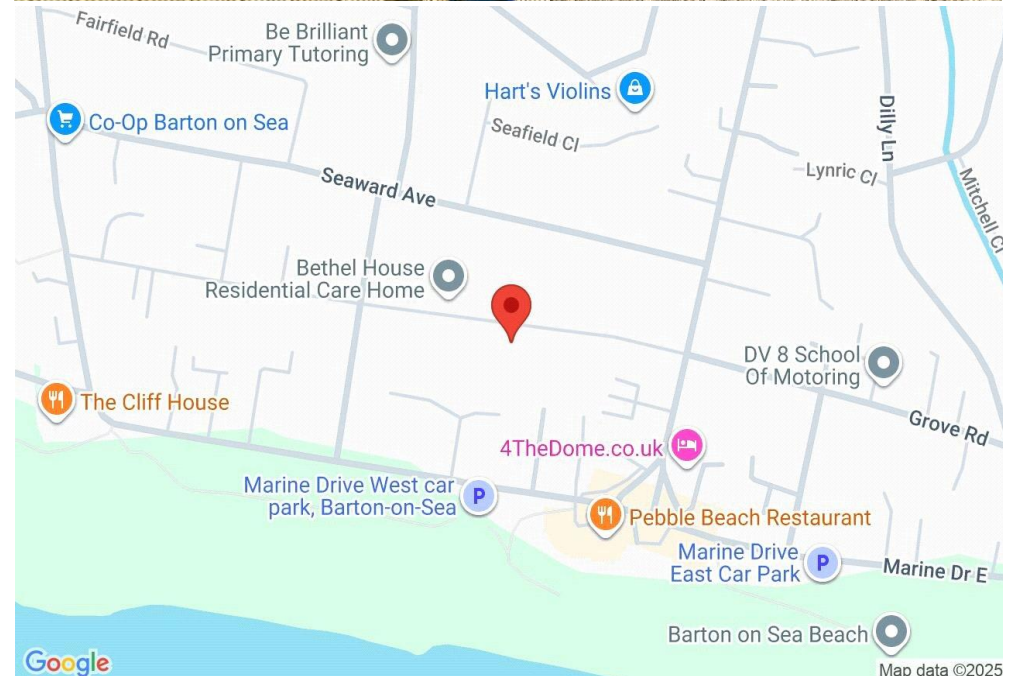


## Situation

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, turn right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road. At the crossroads, continue straight across into Barton Court Avenue. Take the seventh turning on the right into Beach Avenue, where the property will be found on the left hand side.







[Mitchells.uk.com](http://Mitchells.uk.com)  
[info@mitchells.uk.com](mailto:info@mitchells.uk.com)  
01425 616411

Centenary Buildings  
8-10 Old Milton Road  
New Milton  
Hampshire  
BH25 6DT

**Mitchells**  
1963 — TODAY

