



28 Western Avenue, Barton on Sea, BH25 7PZ

£625,000

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*28 Western Avenue
Barton on Sea
New Milton
Hampshire
BH25 7PZ*

A deceptively spacious three bedroom detached bungalow, situated in a fantastic location in Barton on Sea. The property has been tastefully extended by the current owners and is offered with no forward chain. It benefits from a spacious open plan kitchen/living room, three double bedrooms, with bedroom one benefiting from an en-suite shower room, a family bathroom, an extended garage, a driveway, and a private west facing rear garden.

- Entrance Porch
- Entrance Hall
- Open Plan Kitchen/Living Room
- Three Double Bedroom
- En-Suite Shower Room
- Family Bathroom
- West Facing Garden
- Driveway
- Extended Garage
- No Forward chain



The Property

Entrance porch with tiled flooring, a brand new UPVC front door, and useful coat hooks.

Entrance hall with a radiator, carpeted flooring, and a hatch to loft space.

Open plan kitchen/living room with a modern kitchen comprising a good range of sage green shaker style wall and base units with a contrasting quartz worktop, a four burner gas hob with extractor fan over, an electric double oven, an integrated slimline dishwasher, an inset sink unit with mixer tap over, space and plumbing for a washing machine, a large island with additional storage and a breakfast bar.

The sitting room enjoys a pleasant triple aspect with bifold doors onto the rear garden and a log burner.

Bedroom one enjoys a fantastic double aspect, a radiator, carpeted flooring, and a door leading to the recently fitted en-suite with tiled flooring, a UPVC triple glazed window, and a suite comprising a chrome ladder style heated towel rail, a wash hand basin with mixer tap over and storage beneath, a WC, and a shower cubicle with a handheld shower attachment, a waterfall shower attachment, and a glass sliding door.

Family bathroom with fully tiled flooring, fully tiled walls, a UPVC triple glazed window, an extractor fan, and a suite comprising a wash hand basin with mixer tap over and storage beneath, a panel bath, a chrome ladder style heated towel rail, a shower cubicle with thermostatically controlled shower attachments and a glass door, a WC, and a wall hung medicine cabinet.

Bedroom two is situated at the front of the bungalow, benefiting from a double wardrobe with sliding doors and a pleasant outlook to the front.

Bedroom three also benefits from a double wardrobe and enjoys an outlook over the rear garden.





Gardens & Grounds

To the front of the bungalow is a block paved driveway leading to the extended garage with an up and over door, an area of shingle providing additional off road parking, an area of lawn, and a dwarf brick wall and hedging giving privacy from the road.

The rear garden is particularly private and enjoys a westerly aspect, with an area of composite decking adjoining the living room, a timber garden shed, and an area of lawn.

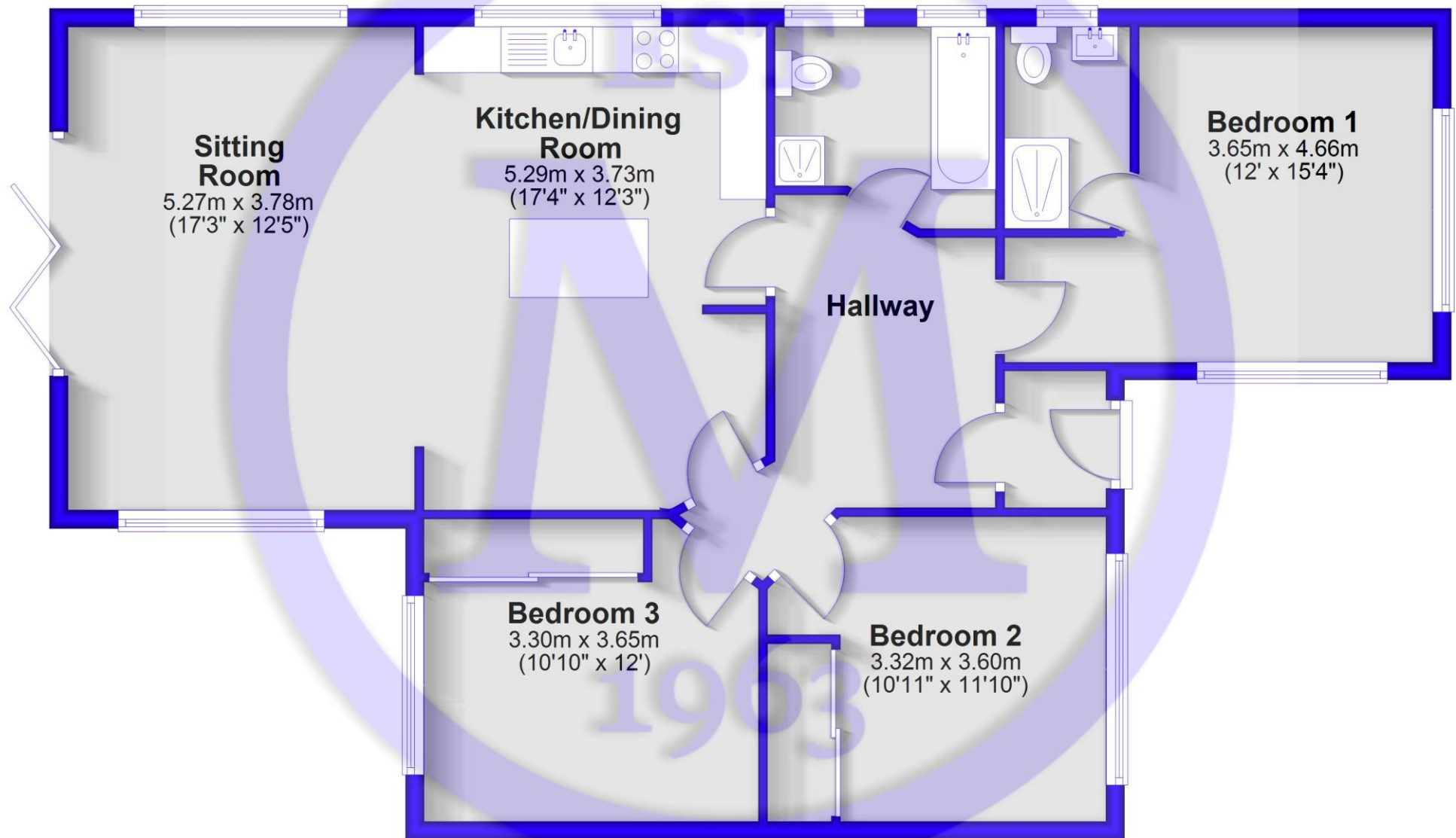


Services

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

Floor Plan

Approx. 106.1 sq. metres (1142.3 sq. feet)



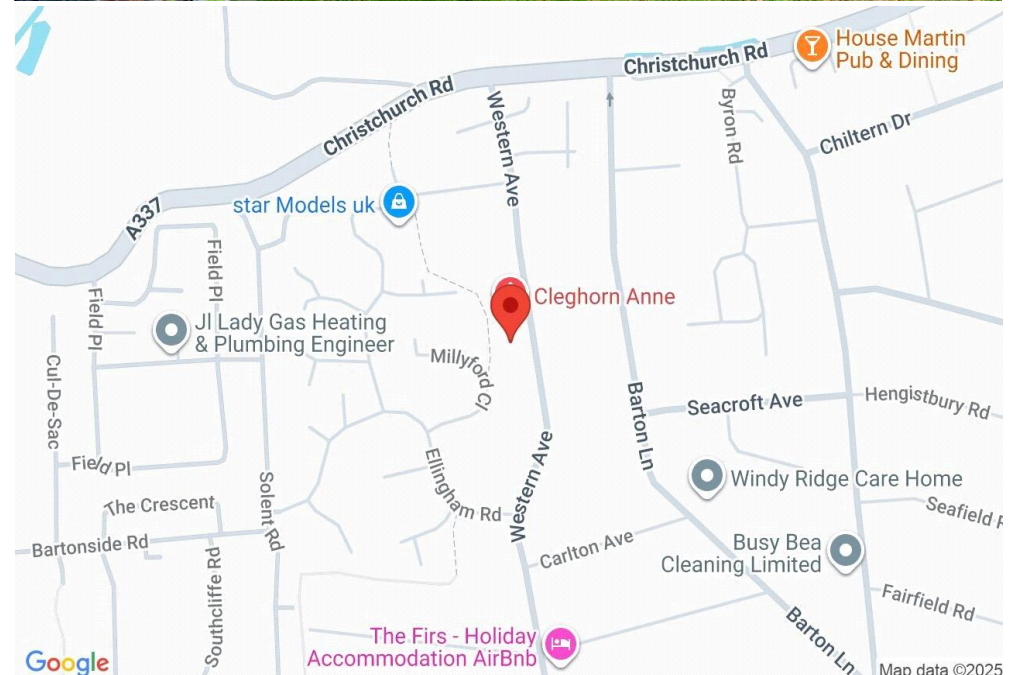
Total area: approx. 106.1 sq. metres (1142.3 sq. feet)

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 junction, turn right onto Christchurch Road. After approximately half a mile, turn left into Western Avenue, where the property will be found on the right hand side.





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