



42 Chestnut Avenue, Barton on Sea, BH25 7BH

£599,950

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*42 Chestnut Avenue
Barton on Sea
New Milton
Hampshire
BH25 7BH*

A characterful three bedroom, two reception room detached family house situated in one of Barton on Sea's finest locations. The property offers excellent scope for extension and is offered with no forward chain. Other features include a private, westerly facing rear garden, a detached garage, a sunroom, and being within walking distance of the beautiful Barton on Sea clifftop and beach.

- Entrance Hall
- Sitting Room
- Sun Room
- Dining Room
- Kitchen
- Ground Floor Cloakroom
- Three First Floor Bedrooms
- First Floor Bathroom
- Garage
- Carport
- Off Road Parking
- Private Gardens



The Property

Porch with a double glazed door and tile effect flooring.

Entrance hall with attractive timber flooring and stairs to the first floor.

Lovely triple aspect sitting room with a feature brick fireplace, an open fire, timber flooring, and twin doors opening onto the sunroom.

Sunroom with attractive floor tiling, a casement door onto the patio, and a private, westerly outlook over the rear garden.

Kitchen fitted with a range of timber units, a contrasting light worktop, an inset one and a half bowl sink unit with a mixer tap over, tile effect flooring, and under cupboard lighting. There is space for a cooker, a fridge, a dishwasher, and a washing machine, along with an outlook over the rear garden, a double glazed door to outside, and a stable door through to the good sized separate dining room.

Dining room with timber effect flooring and an outlook to the front.

Ground floor cloakroom fitted with a white suite.

First floor landing with a trap to the roof space.

Three bedrooms, all with built-in storage, with the master bedroom benefiting from a double aspect.

Bathroom comprising a panelled bath, a wash basin, a WC, a bidet, a separate shower cubicle, wall tiling, and an airing cupboard.





Gardens & Grounds

The property sits on a mature, private plot with a low brick wall and a timber five bar gate leading to a good sized block paviour driveway providing off road parking. The remainder of the front garden is laid mainly to lawn.

To the side of the property, there is a carport providing covered parking for one vehicle and leading to the detached single garage with an electrically operated up and over door, power, and light.

Adjoining the rear of the property is an area of paved patio, with the remainder laid mainly to lawn, mature borders, a good degree of privacy, and a sunny, westerly aspect.

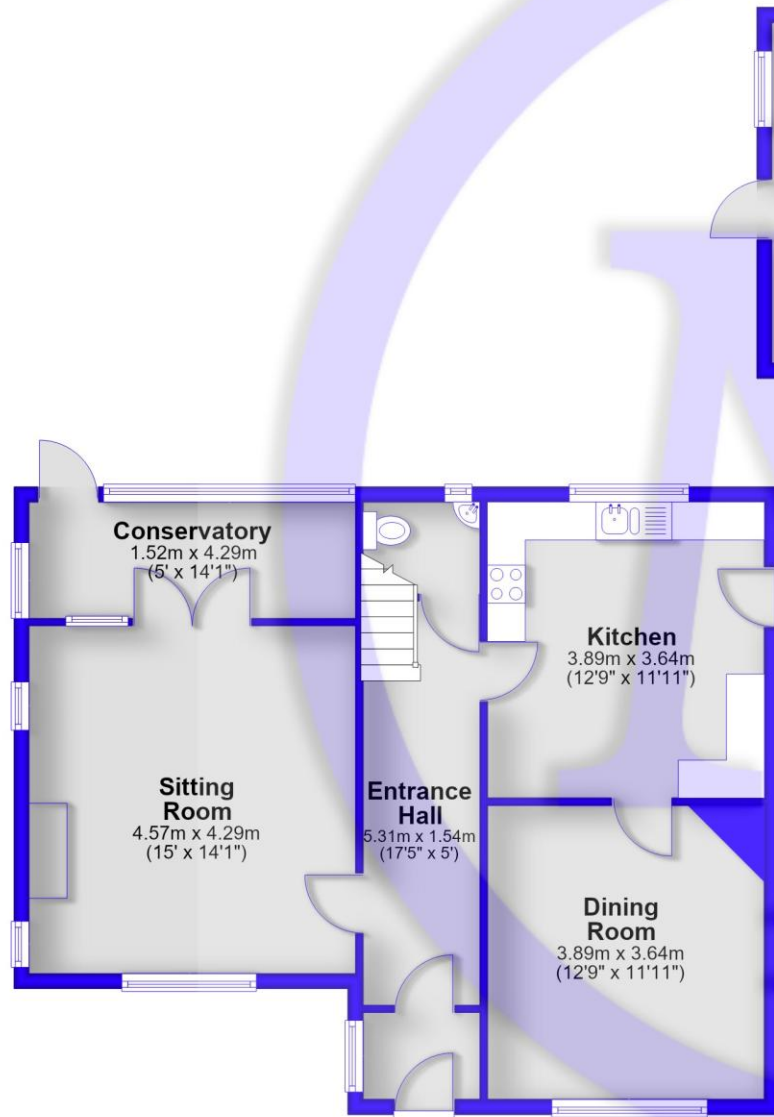
Services

- Mains gas, electricity, drainage and water
- Council Tax Band: E
- Energy Performance Rating: E



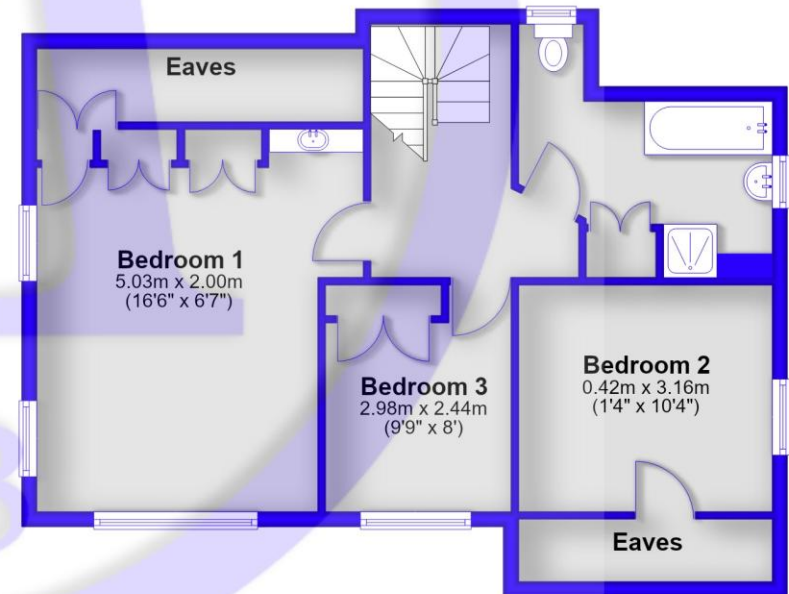
Ground Floor

Approx. 84.7 sq. metres (911.9 sq. feet)



First Floor

Approx. 49.5 sq. metres (533.0 sq. feet)

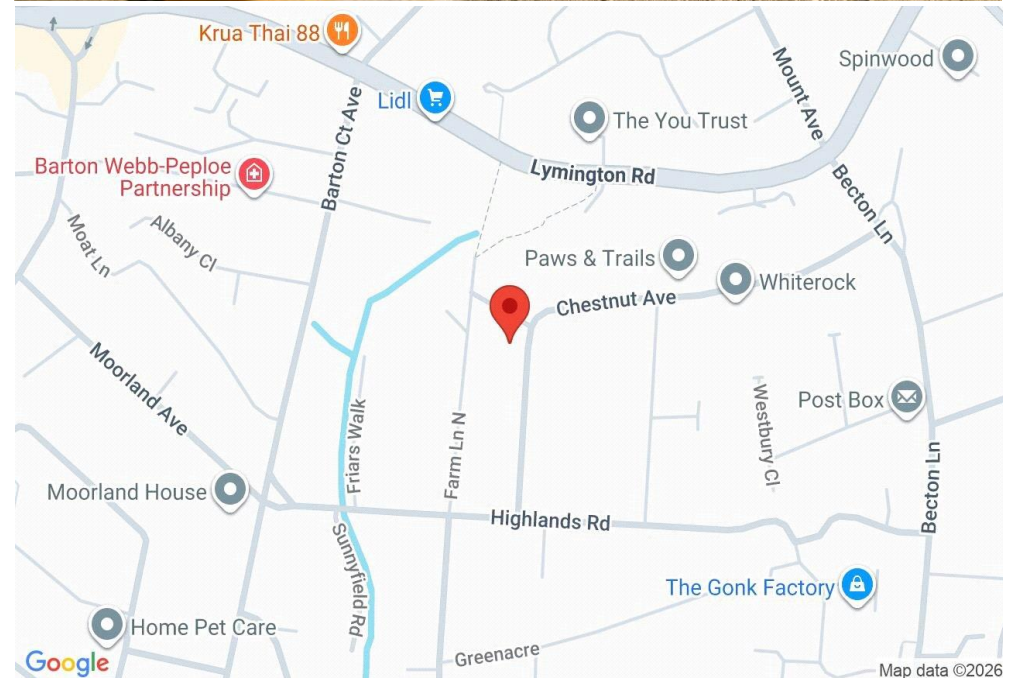


Total area: approx. 134.2 sq. metres (1445.0 sq. feet)



Situation

Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight. With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors. Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area. Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course. Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.





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