



*Link Cottage, Barton on Sea, BH25 7DP*

*Offers Over £500,000*

**Mitchells**  
1963 — TODAY



*Link Cottage  
First Marine Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7DP*

A beautifully presented three bedroom, two bathroom cottage, situated just a stone's throw from Barton on Sea clifftop and beach. The property has been modernised throughout by the current owners and features a spacious sitting room, a separate kitchen/dining room, a ground floor WC, an impressive master bedroom with an en-suite bathroom, two further bedrooms, a family shower room, well maintained gardens, and sea glimpses from the first floor.

- Entrance Porch
- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Ground Floor WC
- Bedroom One With En-Suite
- Two Further Bedrooms
- Family Shower Room
- Private Gardens & Garage
- Vendor Suited



## The Property

Entrance porch with tiled flooring, a brick cavity wall, UPVC double glazed windows, a solid roof, and double casement doors.

Entrance hall with tiled flooring, stairs to the first floor landing, and a useful understairs storage cupboard housing the electrical consumer unit.

Ground floor WC with a cupboard housing the Vaillant gas fired central heating boiler, part tiled walls, fully tiled flooring, a WC, and a wash basin.

Kitchen/dining room with a continuation of the tiled flooring, modern white wall and base units with matching worktops, a raised combination oven, a four burner Neff induction hob with an extractor fan above, and an under counter oven. Integrated appliances include a washer/dryer and a dishwasher. There is a stainless steel sink unit with a mixer tap and drainer, space for a tall stand up fridge/freezer, and a six seater dining table with chairs. A stable door leads to the rear garden, and double casement doors provide access to the front.

First floor landing with a hatch to the roof space and sea glimpses.

Bedroom one is a generous king size room with a large fitted wardrobe, a pleasant dual aspect, and a door leading to the modern en-suite bathroom. The bathroom features fully tiled flooring and walls, a UPVC double glazed window, and a suite comprising a WC, a chrome ladder style heated towel rail, a wall hung wash hand basin with a mixer tap over and storage beneath, and a bath with mixer tap and shower attachments.

Bedroom two is a good sized double bedroom with a pleasant southerly aspect.

Bedroom three is currently arranged as a single bedroom at the rear of the property. It would also make an excellent study if required.

Family shower room with fully tiled flooring and walls, a UPVC double glazed window, a radiator, and a suite comprising a WC, a good sized shower cubicle with built-in shelving and a glass folding shower screen, and a wall hung wash hand basin with mixer tap and storage beneath.





## *Gardens & Grounds*

To the front of the property is a dwarf brick wall with a timber pedestrian gate, two areas of artificial lawn accessible from both the sitting room and the kitchen/dining room, mature shrubs, colourful borders, and a concrete pathway leading to the front door.

The rear garden, accessed via the kitchen/dining room, features a generous area of textured paved patio. Closeboard fencing provides a good degree of privacy, with raised beds containing a fine selection of colourful shrubs. A timber gate offers rear access.

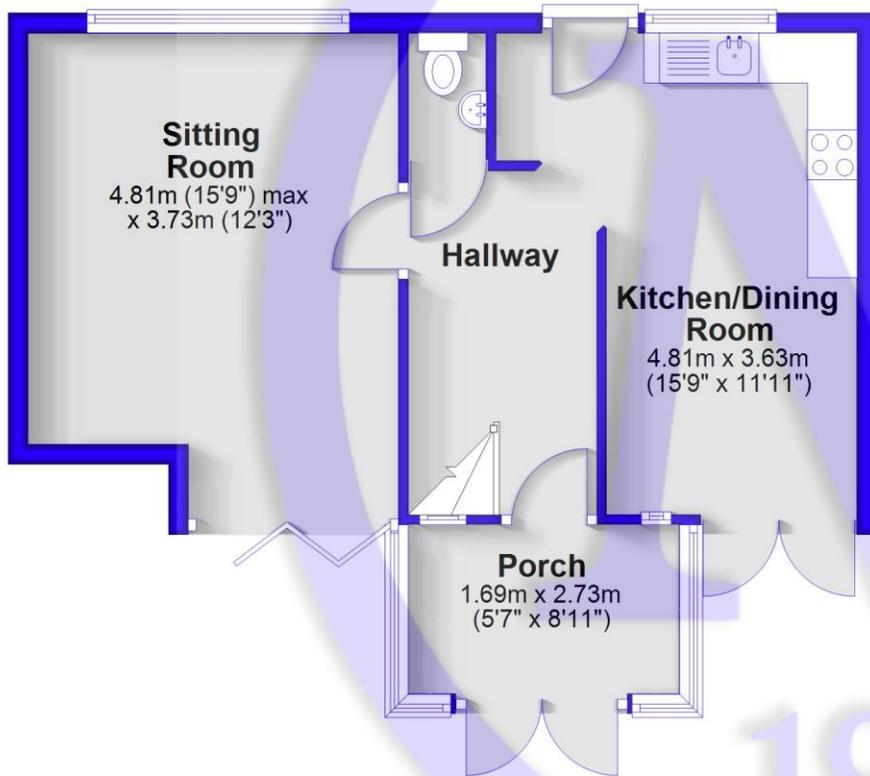
## *Services*

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

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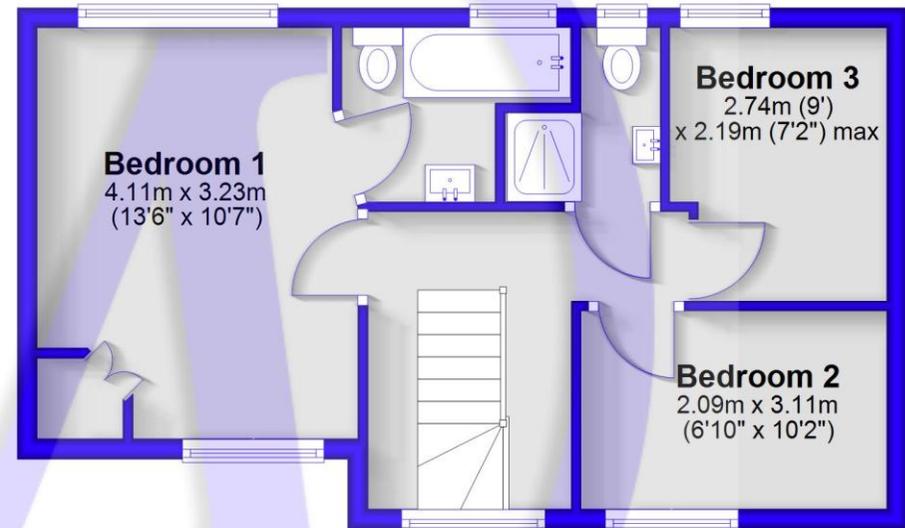
### Ground Floor

Approx. 43.9 sq. metres (472.8 sq. feet)



### First Floor

Approx. 39.3 sq. metres (422.6 sq. feet)



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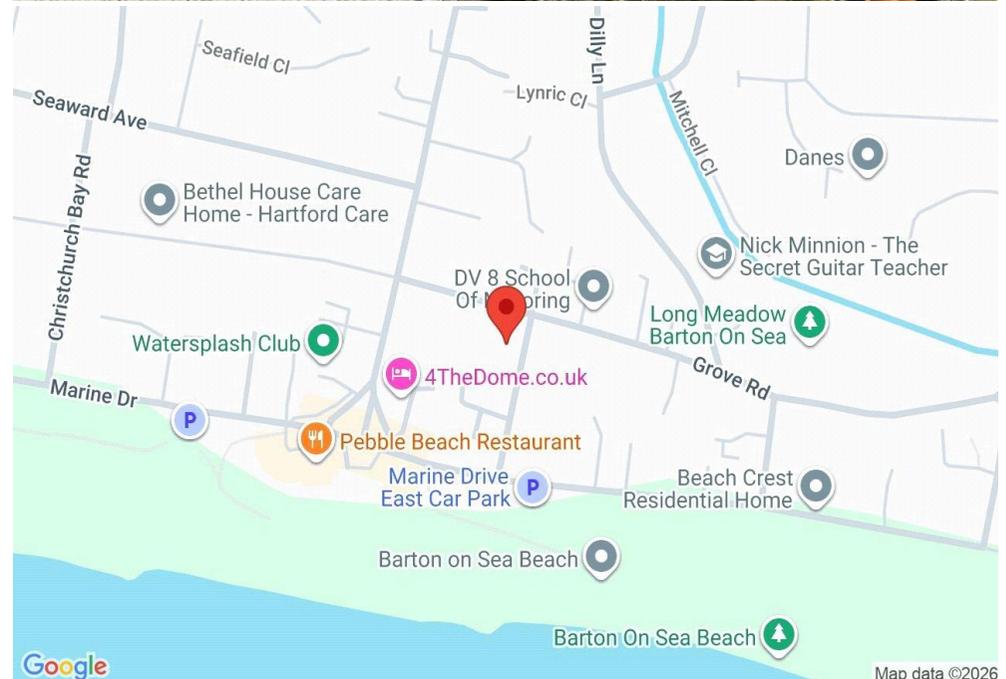
Total area: approx. 83.2 sq. metres (895.5 sq. feet)

## 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 ahead into Barton Court Avenue. Upon reaching the seafront, turn left into Marine Drive East. Take the first left onto First Marine Avenue, where the property is located on the left hand side.





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