



*9, Beach Avenue, Barton On Sea, New Milton, BH25 7EH*

*£1,200,000*

**Mitchells**

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*9 Beach Avenue  
Barton On Sea  
New Milton  
Hampshire  
BH25 7EH*

An impressive and substantial four bedroom, characterful detached family house, situated in a sought after position just one road back from the beautiful Barton on Sea clifftop and beach, with sea glimpses from the first floor. The property has been comprehensively and sympathetically modernised in recent years, including a single storey extension to the rear, creating a stunning living/dining/kitchen space that leads directly onto the south facing patio. Other features of this lovely home include two reception rooms, two bathrooms, immaculate decorative order throughout, and beautifully landscaped gardens. An internal viewing is strongly recommended to fully appreciate the property.

- Entrance Hall
- Sitting Room
- Home Office
- Living/Dining/Kitchen Space
- Utility Room & Cloakroom
- Four First Floor Bedrooms
- Two First Floor Bathrooms
- Garage
- Off Road Parking
- Landscaped Gardens



## The Property

Entrance porch with a glazed door leading through to the good sized entrance hall, featuring a beautiful oak staircase to the first floor and useful storage cupboards.

Living room with a stone fireplace and a feature bay window to the front aspect.

Home office/family room with a bay window to the front aspect. This room could be used as additional bedroom accommodation if required.

Cloakroom fitted with a luxury white suite comprising a low flush WC, a wash basin, and attractive tiling.

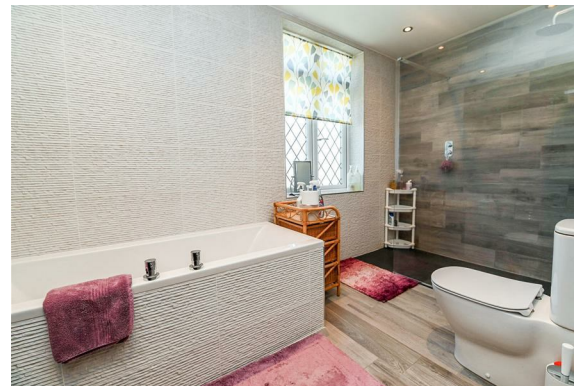
Stunning large kitchen/dining/living space with twin high level Velux windows and twin sliding doors onto the patio, providing an abundance of light. The kitchen area has an extensive range of high quality kitchen units with soft closing drawers and doors, marble worktops, and an inset one and a half bowl sink unit with a Quooker tap. Integrated appliances include a Miele electric oven and combination oven, Liebherr fridge and separate freezer, Miele dishwasher, and Aura touch control induction hob with a built-in extractor. There is an island unit with a marble worktop and breakfast bar, and attractive floor tiling. The remainder of the room offers ample space for sofas, a dining table and chairs, and features a contemporary electric fire set in an attractive stone fire surround, recessed ceiling spotlights, and a lovely south facing outlook over the gardens.

Useful separate utility room with a further range of built-in storage units, an inset sink unit with mixer tap, space for a washing machine, tumble dryer, and an American style larder fridge, along with tiled flooring, an extractor fan, and a UPVC double glazed door to the outside.

First floor landing with a trap to the roof space.

Four good sized bedrooms, three with sea glimpses, and one currently fitted out as a dressing room.

Two bathrooms, both fitted with modern white suites, the larger benefiting from his and hers wash basins and a separate walk-in shower unit.





## *Gardens & Grounds*

The gardens are a particular feature of this property, with the front garden laid mainly to decorative stone, providing good off road parking, and mature hedging dividing it from the road.

Attached garage with an electrically operated roller door, power, and light.

The rear garden has been extensively landscaped, featuring a large patio area adjoining the property, a good sized central lawn, particularly well stocked flower and shrub borders, raised vegetable beds, and a greenhouse, all enjoying a good degree of privacy and a sunny south facing aspect.



## *Services*

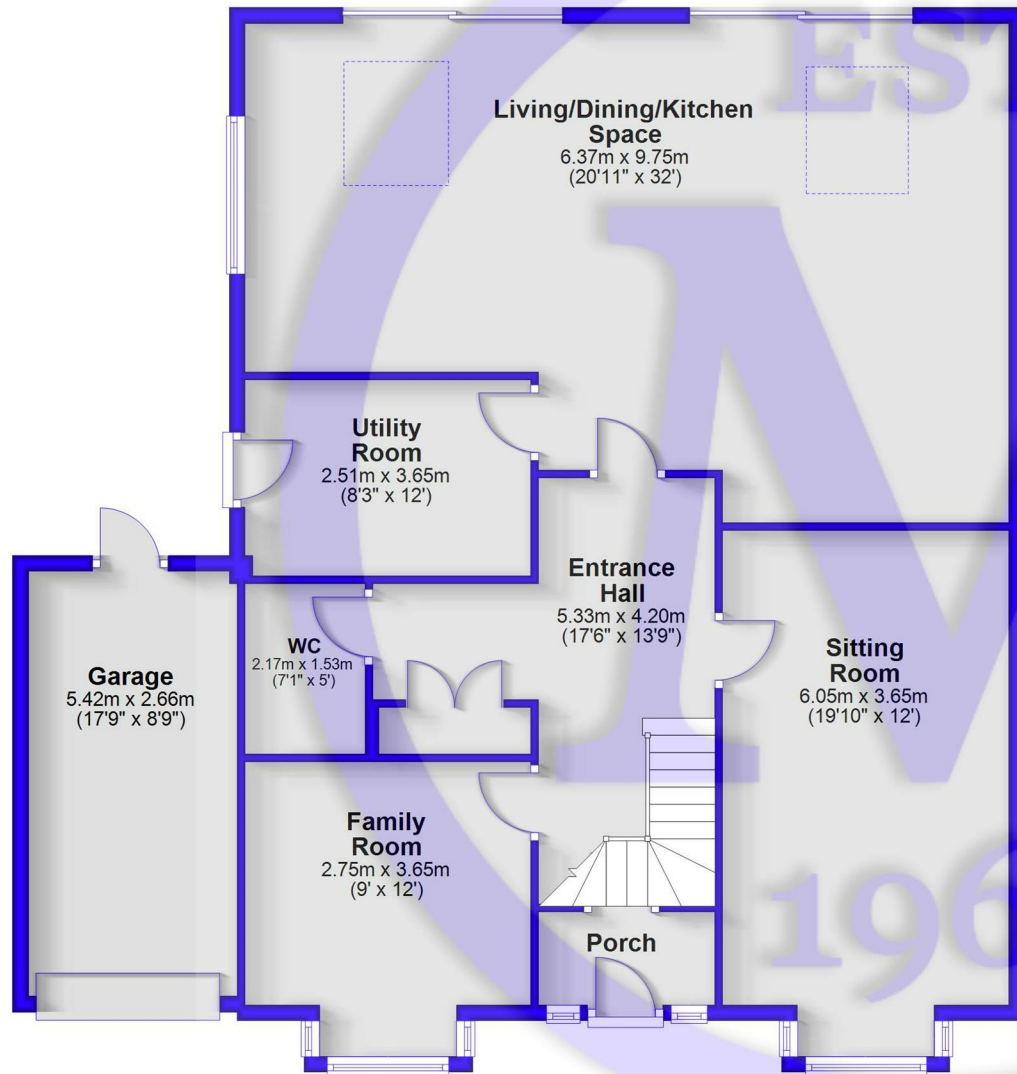
Mains gas, electricity, water and drainage

Council Tax Band: F

Energy Performance Certificate (EPC) Rating: D

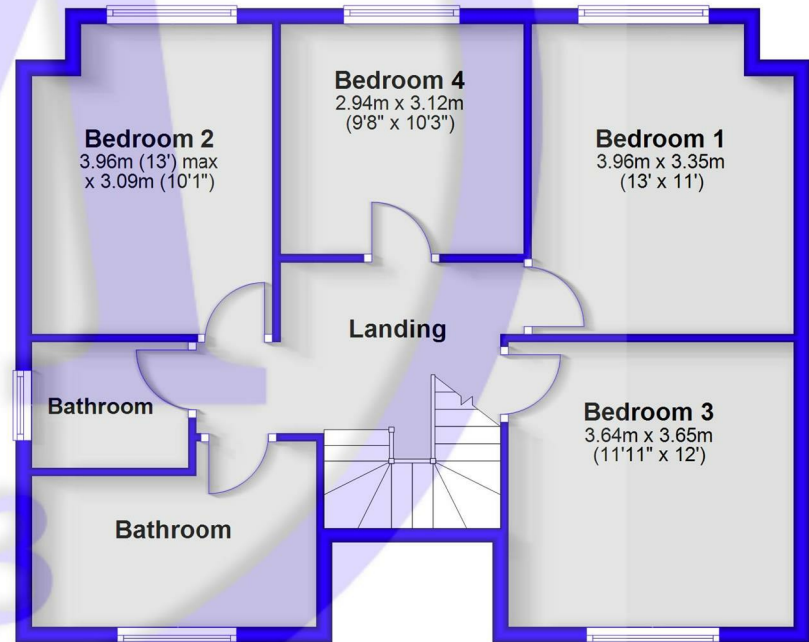
### Ground Floor

Approx. 139.2 sq. metres (1498.2 sq. feet)



### First Floor

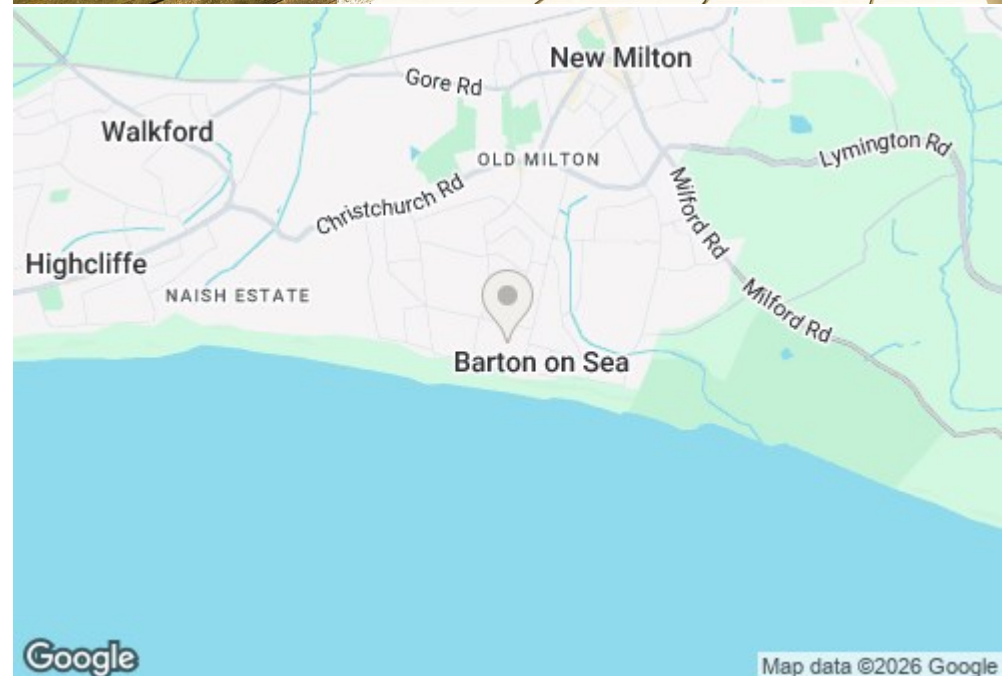
Approx. 71.0 sq. metres (764.7 sq. feet)



Total area: approx. 210.2 sq. metres (2262.9 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.





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