



*9, Carlton Avenue, Barton on Sea, New Milton, BH25 7PS*

*£475,000*

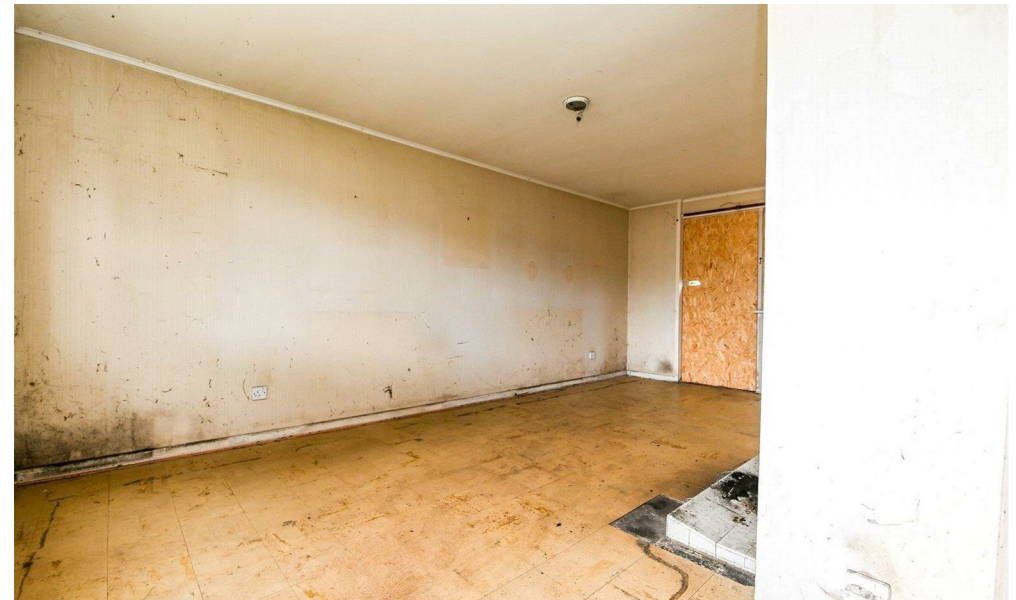
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*9 Carlton Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PS*

PLANNING PERMISSION GRANTED An exciting opportunity to purchase this three bedroom detached house, situated just a short walk from Barton on Sea clifftop and beach. Planning permission has been granted for a stunning four/five bedroom detached house of approximately 182 sqm. Plans can be viewed on the NFDC website, referencing Ref 25/10006 and Ref 24/11107. For further information or to arrange a viewing, please contact Mitchells Estate Agents on 01425 616411.

- Entrance Hall
- Dining Room
- Kitchen
- Sitting Room
- Landing
- Three Bedrooms
- Bathroom
- Separate Cloakroom
- Garage
- Garden



# The Property

The Current Property:

Entrance hall with stairs leading to the first floor and a large picture window to the front.

The sitting room features a bright double aspect, a door opening onto the rear garden, a TV aerial point, and a fireplace.

The dining room includes an understairs storage cupboard, a large window with an outlook to the side garden, and opens through to the kitchen, which enjoys a view over the rear garden.

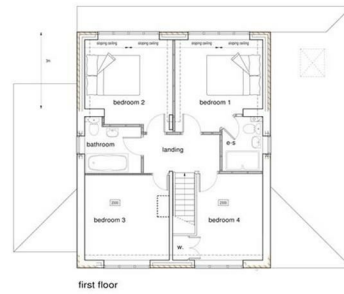
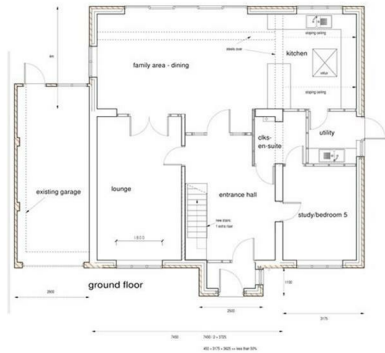
On the first floor landing, there is an airing cupboard, a cloakroom, and a window with a view to the rear garden.

Three bedrooms, all of which benefit from built-in wardrobes.

Family bathroom with a bath and wash hand basin.



# Gardens & Grounds



PROPOSED ALTERATIONS TO  
9, CARLTON AVENUE,  
BARTON-ON-SEA, HANTS..



**PROPOSED ALTERATIONS TO  
9, CARLTON AVENUE,  
BARTON-ON-SEA, HANTS..**  
 ELEVATIONS



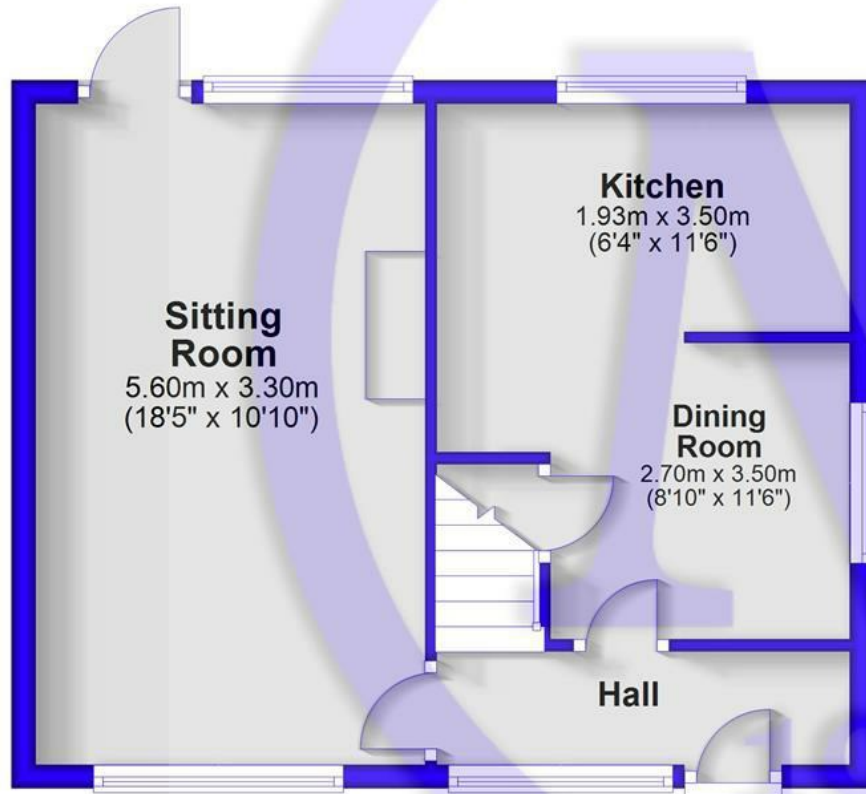
**PROPOSED ALTERATIONS TO  
9, CARLTON AVENUE,  
BARTON-ON-SEA, HANTS..**  
 SITE AND LOCATION PLANS

# Services

Mains gas, electricity, water and drainage  
 Council Tax Band: D  
 Energy Performance Certificate (EPC) Rating:

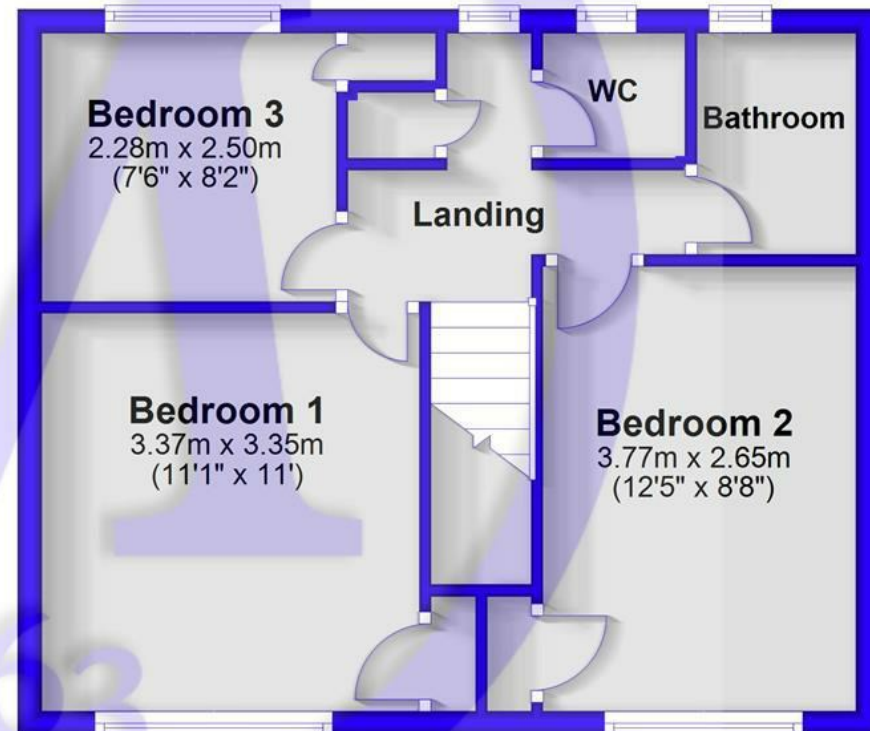
## Ground Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



## First Floor

Approx. 40.2 sq. metres (432.6 sq. feet)



Total area: approx. 78.9 sq. metres (849.1 sq. feet)



## Situation

New Milton is a thriving market town situated on the western edge of Hampshire, enjoying a prime location along a picturesque stretch of the Solent coastline. The area offers stunning views across Christchurch Bay to the Isle of Wight and is renowned for its beautiful coastal walks. With a mainline railway station providing direct access to London Waterloo in under two hours, the town is perfectly positioned for commuters and those seeking a coastal lifestyle. New Milton also boasts excellent state and private schools, a 27-hole links-style golf course, and the renowned Chewton Glen Hotel, making it an exceptionally popular destination for those looking to relocate to the coast.



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