



*Flat 2, 28 Seaward Avenue, Barton on Sea, New Milton, BH25*

*£439,950*

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*Flat 2 28 Seaward  
Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7HP*

A stylish and highly impressive luxury ground floor apartment, situated in an enviable location just a short walk from the beautiful Barton on Sea clifftop and beach. The property benefits from its own large, private, south-facing garden and has recently undergone an extensive programme of modernisation and refurbishment. It is now presented in excellent condition throughout and others features include a stunning, spacious open plan living/dining/kitchen area with casement doors opening onto the south-facing patio, two double bedrooms, a luxurious and spacious shower room, excellent off road parking, and an extended lease. an internal viewing is highly recommended to fully appreciate the quality of this property.

- Porch
- Entrance Hall
- Open Plan Living/Dining/Kitchen Area
- Two Double Bedrooms
- Shower Room
- Off Road Parking
- Private Gardens



# The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with attractive timber effect flooring and a boiler cupboard housing a Glow Worm wall mounted gas fired boiler.

Impressive open plan living/dining/kitchen area, with the kitchen offering a superb range of recently installed units featuring soft closing drawers and doors, stone worktops and upstands, an undermounted sink unit with mixer tap, integrated AEG electric oven, microwave, and induction hob, integrated fridge and separate freezer, island unit with breakfast bar and pull out refuse store, integrated slimline dishwasher and Hoover washer/dryer, under cupboard lighting, and a lovely feature bay with window seat.

Sitting/dining area with a feature Purbeck stone fireplace, attractive timber effect flooring, a bright double aspect, twin casement doors opening onto the patio, and a delightful private south-facing outlook over the garden.

Two good sized double bedrooms.

Stunning and spacious shower room with a large shower cubicle, thermostatically controlled shower and glass screen, stone wash basin with mixer tap and extensive storage below, WC, ladder style heated towel rail, tiled flooring, recessed ceiling spotlights, and an extractor fan.





## *Gardens & Grounds*

The property benefits from its own large private gardens, with pedestrian access from Keysworth Avenue leading to the front door, and vehicular access from Seaward Avenue to a long stone driveway providing off road parking for up to five vehicles.

Adjoining the property is a good sized paved patio area with timber edging and a covered pergola, creating an ideal space for outdoor seating.

To the side of the property, there are two raised vegetable beds and a large lawn that enjoys a sunny south-facing aspect and a good degree of privacy, with mature hedging dividing from the pavement.

## *Services*

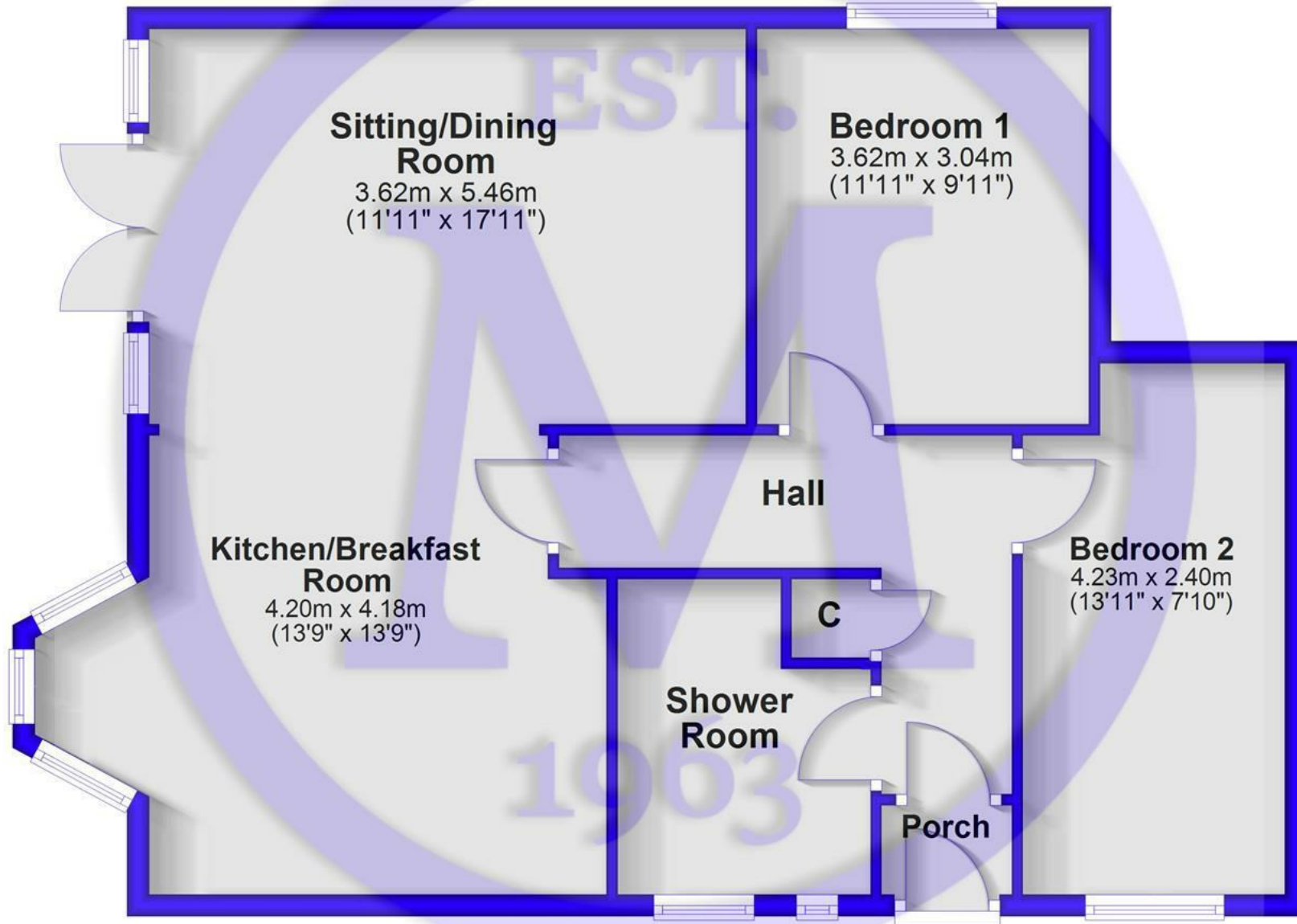
Mains gas, electricity, water and drainage

Council Tax Band: C

Energy Performance Certificate (EPC) Rating: C

# Ground Floor

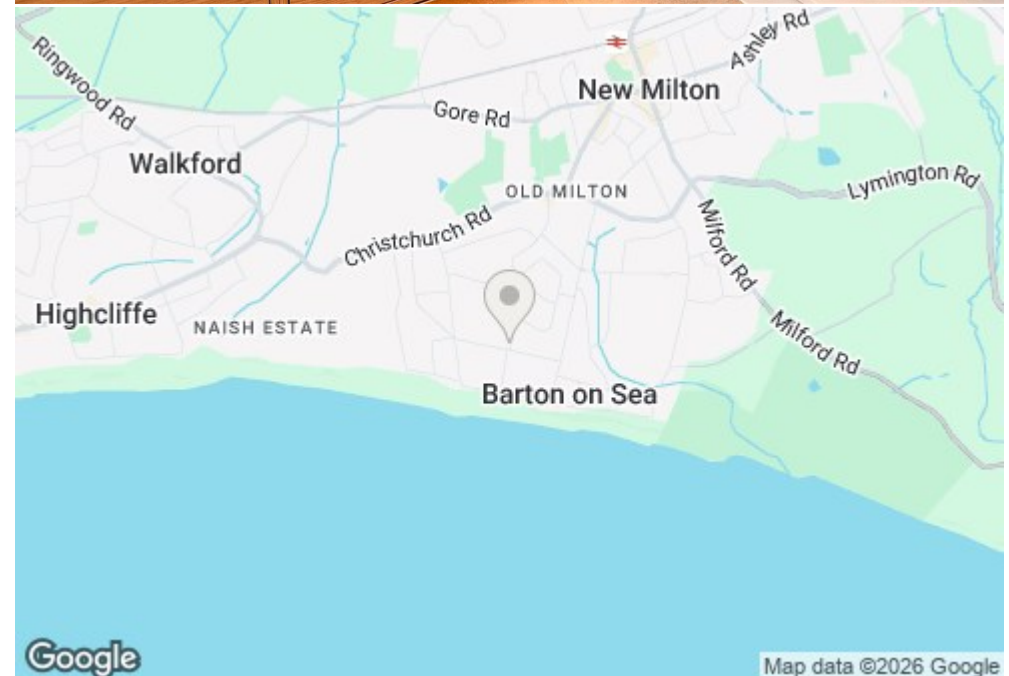
Approx. 78.3 sq. metres (842.3 sq. feet)



Total area: approx. 78.3 sq. metres (842.3 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.





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