



*27, Western Avenue, Barton on Sea, New Milton,*

*£539,950*

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*27 Western Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7PY*

This beautifully presented two double bedroom detached bungalow is situated just a short walk of Barton on Sea clifftop and beach and offers bright and modern accommodation with features including recently fitted kitchen and bath/shower rooms, a master bedroom with an en-suite and a private and secluded garden.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Bathroom
- Two Double Bedrooms
- En-Suite Shower Room
- Driveway
- Garage
- Secluded Garden



## The Property

Entrance hall with hatch to the loft space, radiator, large storage cupboard with sliding doors and this opens through to the sitting/dining room.

The sitting/dining room has a bright double aspect with sliding patio doors leading into the conservatory, a large picture window to the front and a TV aerial point.

The conservatory is constructed of single glazed windows and is of a timber construction with a polycarbonate roof and double casement doors leading out to the garden.

The kitchen has been fitted with a modern range of cream shaker style wall and base units with a contrasting worktop, stainless steel one and a half bowl sink with mixer tap over and drainer and integrated appliances include a four burner gas hob with tiled splashback and extractor fan over, undercounter oven, dishwasher, washing machine, space and plumbing for a tall stand up fridge/freezer and a UPVC double glazed door gives access to the patio and rear garden.

The family bathroom is beautifully presented with tiled flooring, fully tiled walls and a suite comprising a P-shaped bath with mixer tap over and shower attachment, glass shower screen, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, wall mounted mirror and a chrome heated towel rail.

There are two spacious double bedrooms both benefitting from built in storage and with the master enjoying its own luxury en-suite shower room.

En-suite shower room comprising a WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, corner shower cubicle with sliding glass shower doors and thermostatic shower attachment, recessed ceiling spotlight, shaver point and a large wall mounted mirror.





## *Gardens & Grounds*

To the front of the property is a block paved driveway giving off road parking for two to three vehicles and giving access to the single garage with an up and over door, power, lighting and a rear door to the garden.

The rear garden is particularly secluded with high level hedging and fencing, a large area of lawn, mature beds, patio and a storage shed.

## *Services*

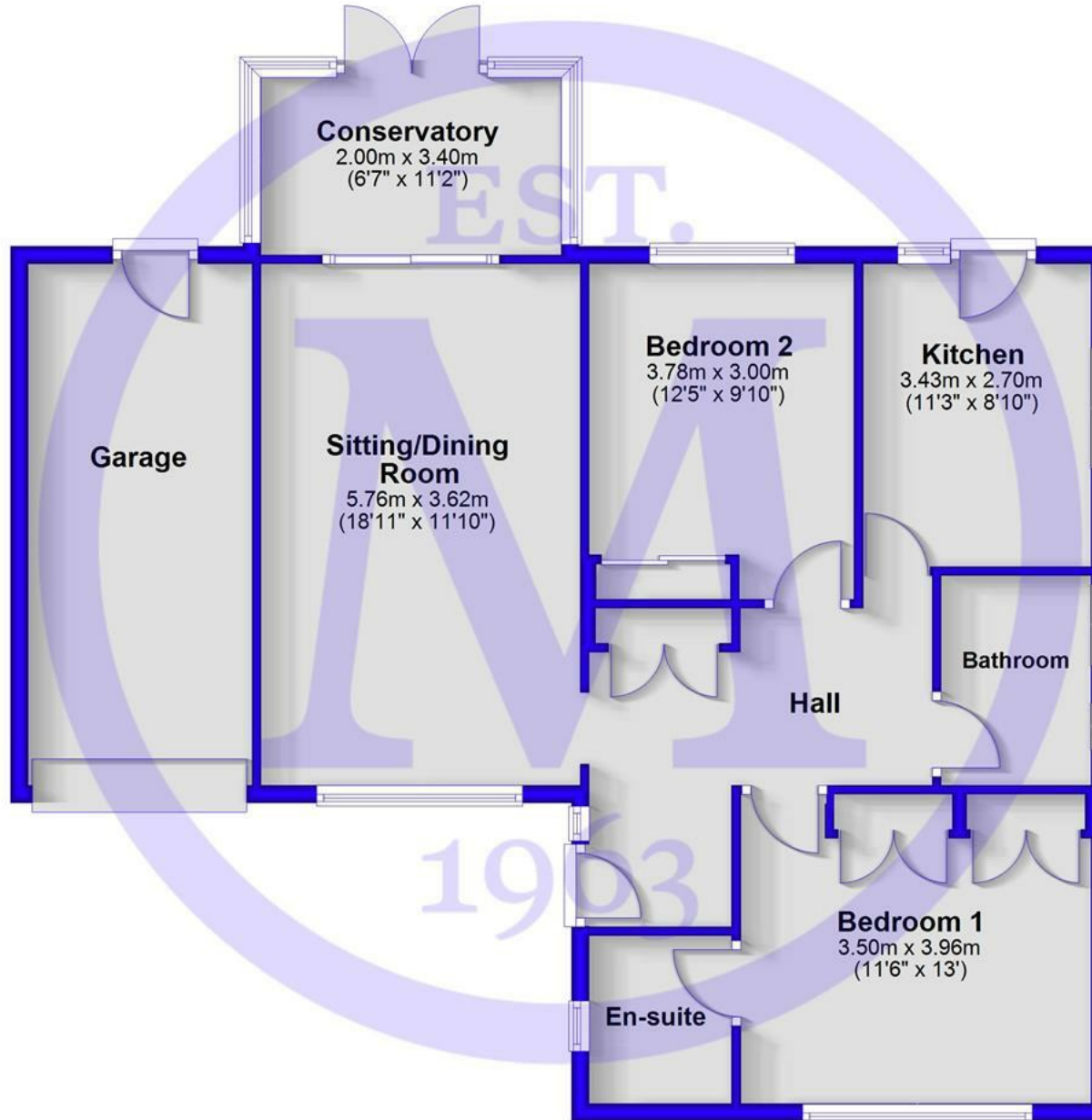
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: C

## Ground Floor

Approx. 98.5 sq. metres (1060.2 sq. feet)



Total area: approx. 98.5 sq. metres (1060.2 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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