



Seagulls, First Marine Avenue, Barton on Sea, BH25 7DP

£475,000

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

This beautifully presented two double bedroom character cottage is ideally situated just a stone's throw from Barton on Sea clifftop and beach. It features a lovely kitchen/dining room, a separate sitting room, a master bedroom with an en-suite, a secluded garden, and parking.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- First Floor Landing
- Two Double Bedrooms
- Family Bathroom
- En-Suite Shower Room
- Secluded Garden
- Garage In Nearby Block
- Parking



The Property

Entrance hall with stairs leading to the first floor landing, central heating controls, an electrical consumer unit, and original strip timber flooring.

The kitchen is fitted with a lovely range of modern shaker style wall and base units, a contrasting quartz-effect worktop, and a ceramic sink with a mixer tap and drainer. There is ample space for a dining table and chairs, and benefits from a bright double aspect. Integrated appliances include a tall stand up fridge/freezer, a four burner gas hob with a glass splashback and extractor fan above, a dishwasher, an eye level oven, a microwave, and a washing machine. A UPVC glazed door leads out to the rear garden, and a storage cupboard houses the modern central heating boiler.

The sitting room is a particular feature of the property, benefitting from a bright double aspect, a feature wood burning stove with an oak mantle and slate hearth, a large UPVC window to the front, and double casement doors opening onto the patio and rear garden.

On the first floor landing, there is a UPVC window providing a bright southerly aspect.

The master bedroom benefits from a bright double aspect, a telephone point, two double radiators, and its own en-suite shower room.

The en-suite has fully tiled walls, tile effect flooring, a UPVC window, and a suite comprising a corner wash hand basin with mixer tap, a WC, a walk-in double shower with sliding glass doors and thermostatic shower attachments, and a chrome heated towel rail.

Bedroom two is a lovely double room situated at the front of the property, enjoying a bright southerly aspect.

The family bathroom has tiled flooring and fully tiled walls, a loft hatch, and a modern white suite consisting of a P-shaped bath with mixer tap and attached shower, a glass shower screen, a WC, a wash hand basin with mixer tap, an extractor fan, and a mirror fronted medicine cabinet.





Gardens & Grounds

To the front of the property is an attractive garden, accessed via a picket fence and gate. It is laid to hardstanding for ease of maintenance, enjoys a bright sunny southerly aspect, and features ornamental stone and patio areas.

The rear garden has been beautifully landscaped with high level fencing and a large patio area. The remainder of the garden is laid to artificial grass, and a rear gate provides access to the garaging.

The single garage has an up and over door and a pitched tiled roof.

Services

Mains gas, electricity, water and drainage

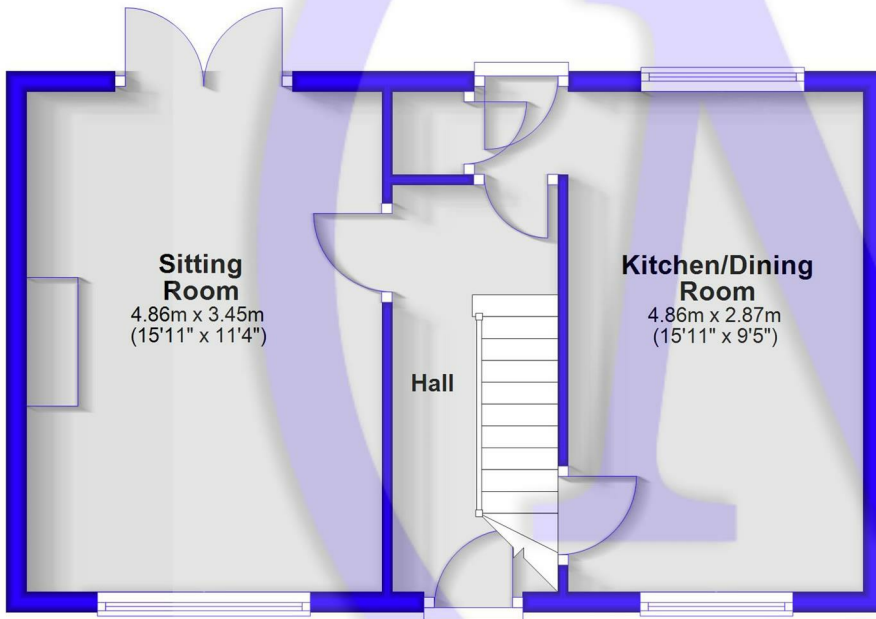
Council Tax Band: D

Energy Performance Certificate (EPC) Rating: D

EST.

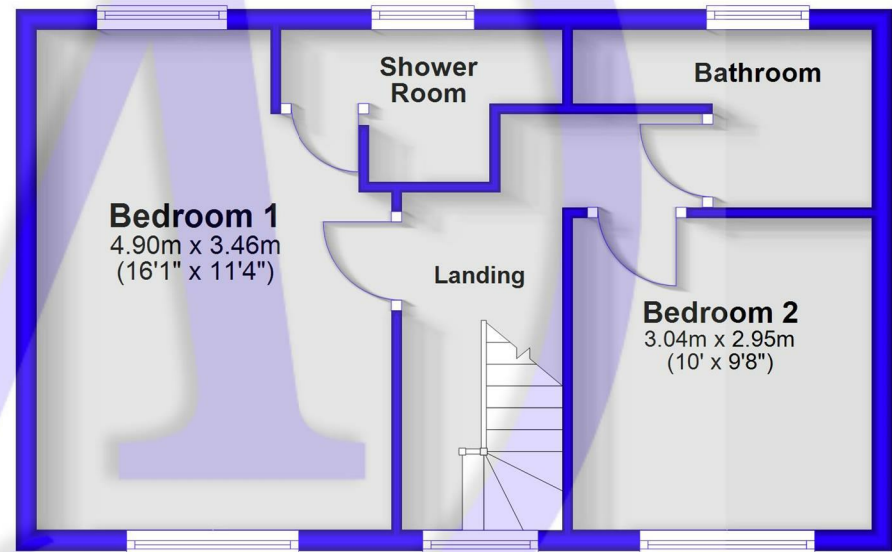
Ground Floor

Approx. 39.6 sq. metres (425.8 sq. feet)



First Floor

Approx. 39.6 sq. metres (425.8 sq. feet)

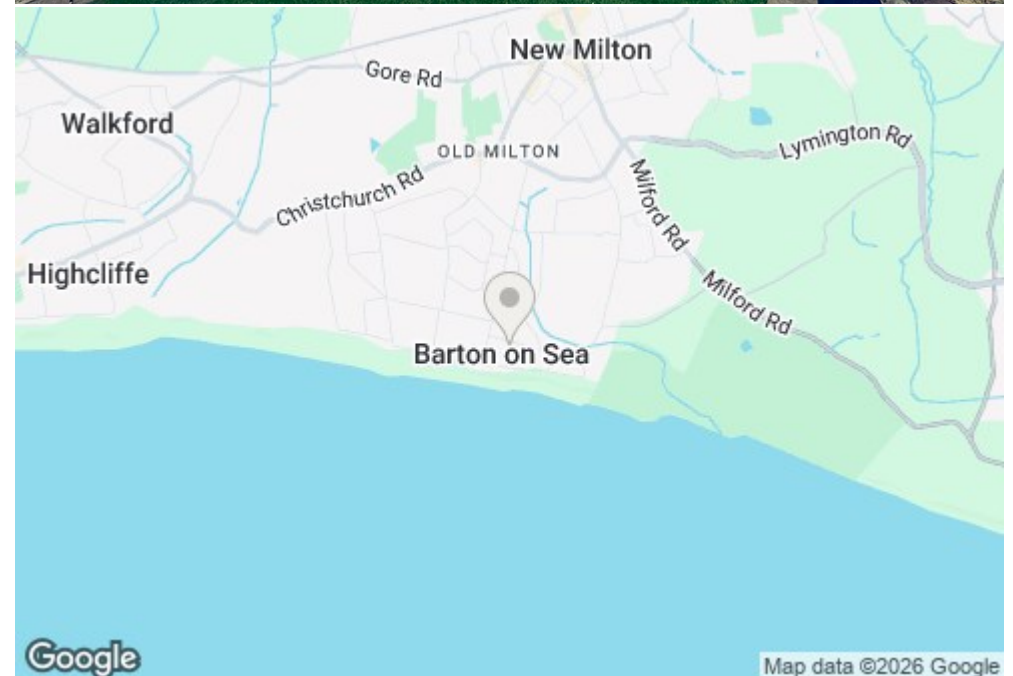


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Total area: approx. 79.1 sq. metres (851.5 sq. feet)

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.





Mitchells.uk.com
info@mitchells.uk.com
01425 616411

Centenary Buildings
8-10 Old Milton Road
New Milton
Hampshire
BH25 6DT

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