



*23, Wavendon Avenue, Barton on Sea, BH25 7LR*

*£499,950*

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*23 Wavendon Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7LR*

A spacious and individual three bedroom two reception room detached bungalow set on a prominent corner plot in a pleasant and peaceful location within easy reach of the beautiful Barton on Sea clifftop and beach. Other features of the property include a good sized kitchen/breakfast room, an en-suite shower room to the master bedroom, a detached garage with an adjoining store and a private courtyard style garden to the rear. The property is offered with no forward chain and an internal viewing is recommended to fully appreciate the size of the property.

- Porch
- Hall
- Sitting Room
- Dining Room
- Kitchen/Breakfast Room
- Three Double Bedrooms
- Bathroom
- En-Suite Shower Room
- Off Road Parking
- Garage



## The Property

Entrance porch with a UPVC double glazed front door and tiled flooring.

Spacious double aspect sitting room with a pleasant outlook over the gardens.

Large separate dining room with twin casement doors from the sitting room and a southerly outlook.

Kitchen/breakfast room fitted with a range of timber effect wall and base units with a contrasting worktop and an inset sink unit with mixer tap over, integrated double electric oven, four burner gas hob, extractor, fridge, separate freezer, washing machine and dishwasher, breakfast bar, tile effect flooring, a double aspect, recessed ceiling spotlights and an outlook over the garden.

Three double bedrooms, two with built in wardrobes and with the master bedroom benefitting from an en-suite shower room fitted with a white suite comprising a fully tiled shower cubicle, wash basin with storage beneath, WC and tiled flooring.

Bathroom fitted with a white suite comprising a panel bath with a mixer tap over, separate shower cubicle, wash basin with storage beneath, WC, bidet, tiled flooring, recessed ceiling spotlights and trap to the roof space.





## *Gardens & Grounds*

The property sits on a prominent corner plot with gardens on all sides laid mainly to lawn with mature and colourful borders and a low brick wall divides from the pavement.

There is an area of courtyard garden to the rear which enjoys a high degree of privacy and a sunny south westerly aspect.

Single garage with a pitched roof, electrically operated roller door and a useful adjoining store.

## *Services*

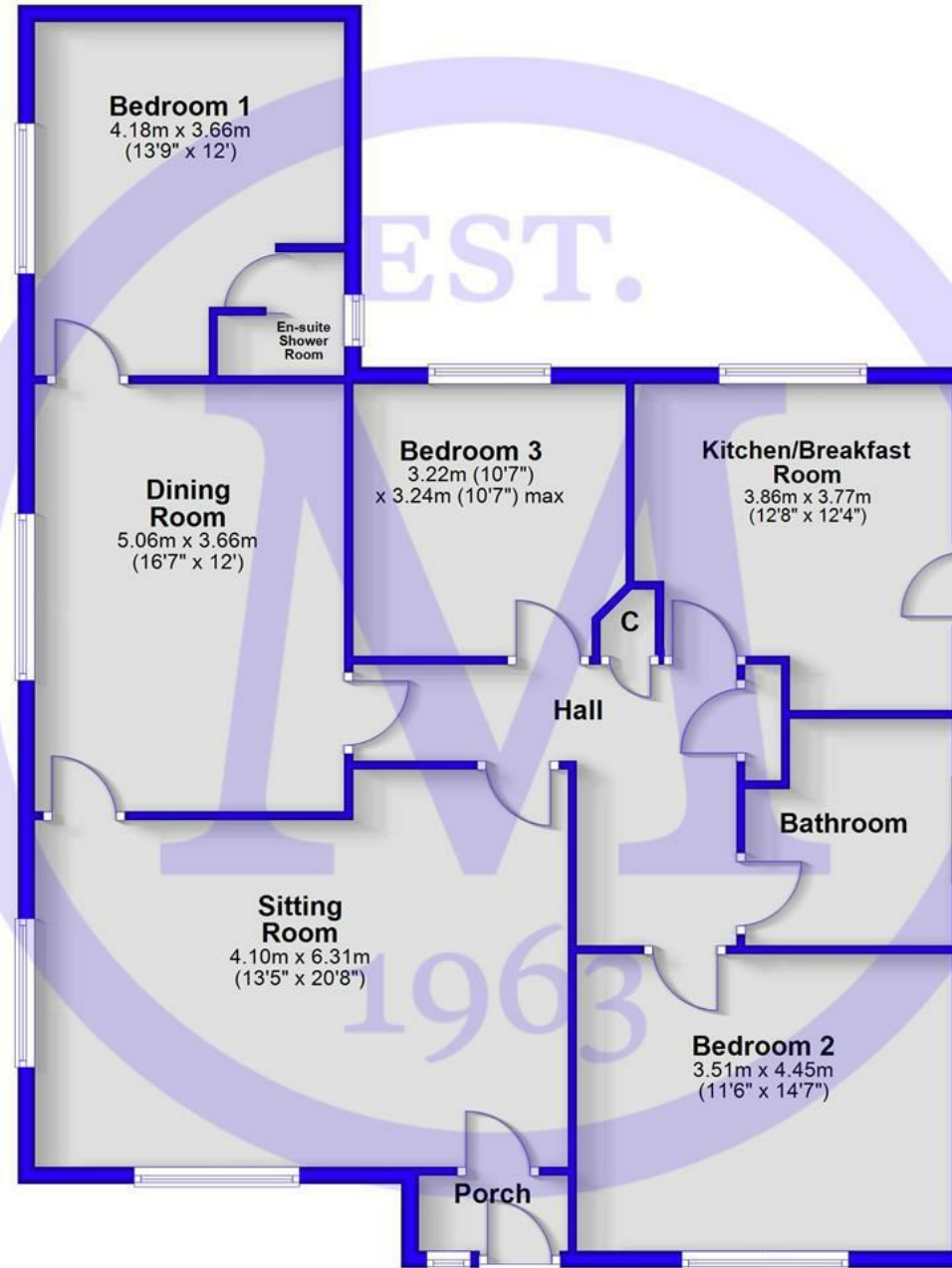
Mains gas, electricity, water and drainage

Council Tax Band: D

Energy Performance Certificate (EPC) Rating: TBC

## Floor Plan

Approx. 122.5 sq. metres (1319.0 sq. feet)



Total area: approx. 122.5 sq. metres (1319.0 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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