



*49 Keysworth Avenue, Barton on Sea, BH25 7HZ*

*£599,950*

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*49 Keysworth Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7HZ*

A well positioned three/four bedroom detached family house situated within walking distance of the beautiful Barton on Sea clifftop and beach. The property has been very well maintained and improved by the current vendors. Features include a superb large double aspect sitting/dining room, a UPVC double glazed conservatory, a ground floor bedroom/home office, a ground floor shower room, excellent decorative order throughout, a detached single garage, well landscaped gardens, and a sunny westerly rear aspect.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen
- Utility/Shower Room
- Cloakroom
- Ground Floor Bedroom Four/Home Office
- Three First Floor Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance hall with a UPVC double glazed front door, stairs to the first floor, and a double storage cupboard.

Superb large double aspect sitting/dining room with a feature stone fireplace, a timber mantel, stone hearth, and a recessed living flame gas fire.

Conservatory with low level cavity brick walls, UPVC double glazed windows, a polycarbonate roof, twin casement doors to the outside, a remote control sun blind, radiators, and a lovely outlook over the rear garden.

Kitchen fitted with a range of white units featuring soft closing drawers and doors, a contrasting grey stone effect worktop, and an inset one and a half bowl sink unit with a mixer tap. Integrated appliances include a double electric oven, gas hob, and extractor. There is space for a dishwasher, fridge, and separate freezer, along with part tiled walls, tile effect flooring, and an outlook over the rear garden.

Utility/shower room with a range of built-in storage units, one of which houses the gas fired boiler, a timber effect worktop, space and plumbing for a washer/dryer, a fully tiled shower cubicle, a wash basin, an extractor fan, and timber effect flooring.

Separate WC fitted with a white suite.

Ground floor bedroom four/home office with a pleasant outlook to the front.

First floor landing with a trap to the roof space.

Three first floor bedrooms, two with built-in storage.

Bathroom fitted with a modern white suite comprising a panel bath with an independent Mira shower over and a glass shower screen, a wash basin with storage beneath, a WC, timber effect flooring, and a ladder style heated towel rail.





## *Gardens & Grounds*

The property sits on a beautifully landscaped plot, with the front garden having a well kept lawn and mature low level hedging. A block paviour driveway provides off road parking and extends along the side of the property, leading to the detached single garage, which has a pitched roof, an up and over door, power, and lighting. The property also benefits from a Pod Point 7kw electric car charger.

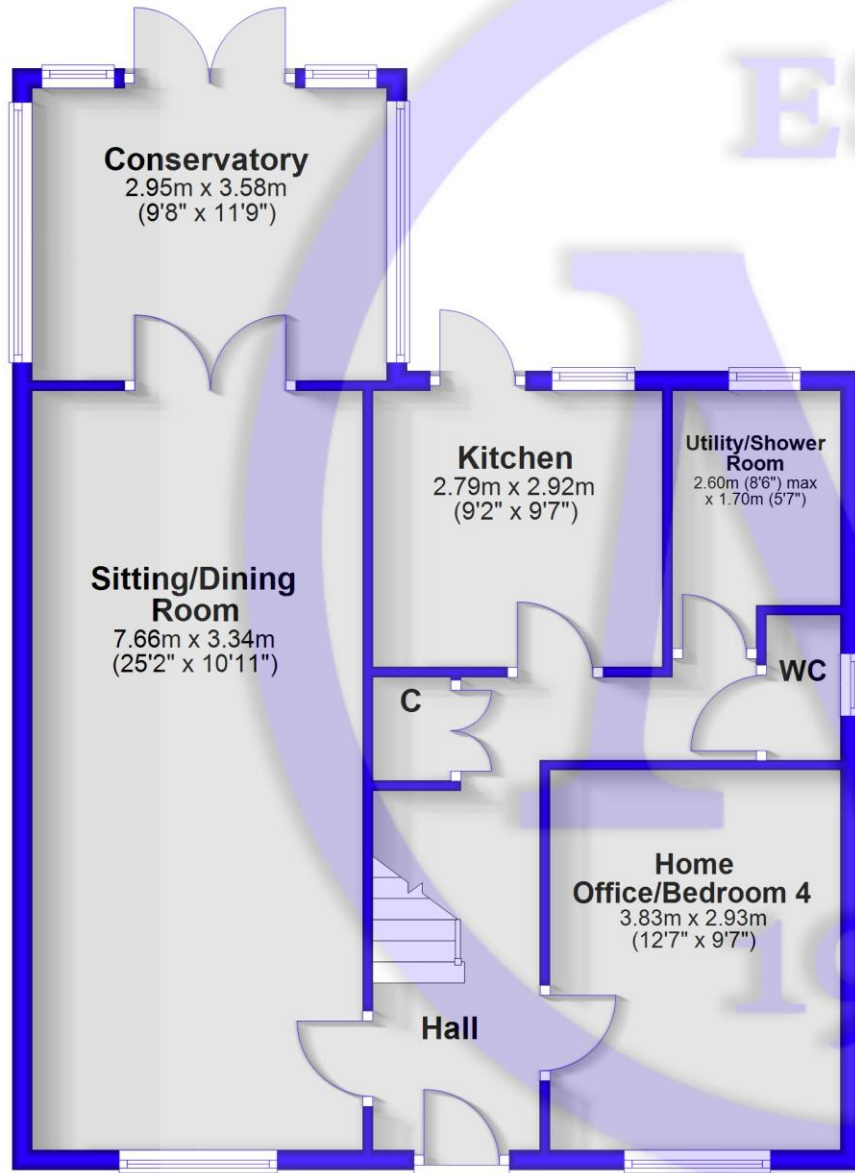
Adjoining the rear of the property is an area of Indian sandstone patio, leading to a well kept lawn with mature, colourful flower and shrub borders, a timber garden shed, and a sunny westerly aspect.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: To be confirmed

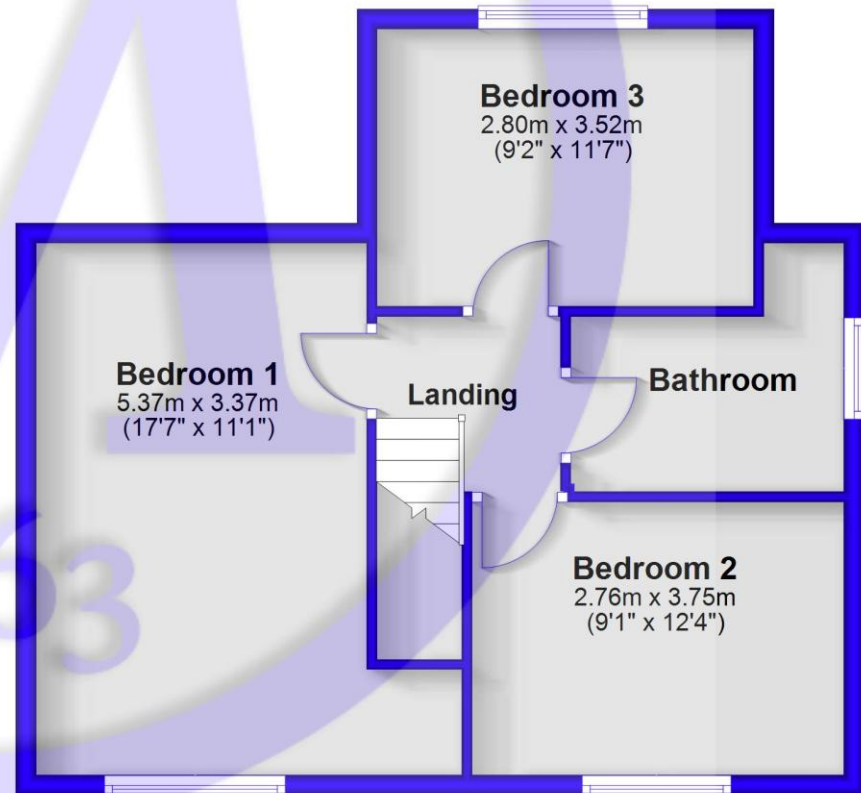
## Ground Floor

Approx. 73.4 sq. metres (789.7 sq. feet)



## First Floor

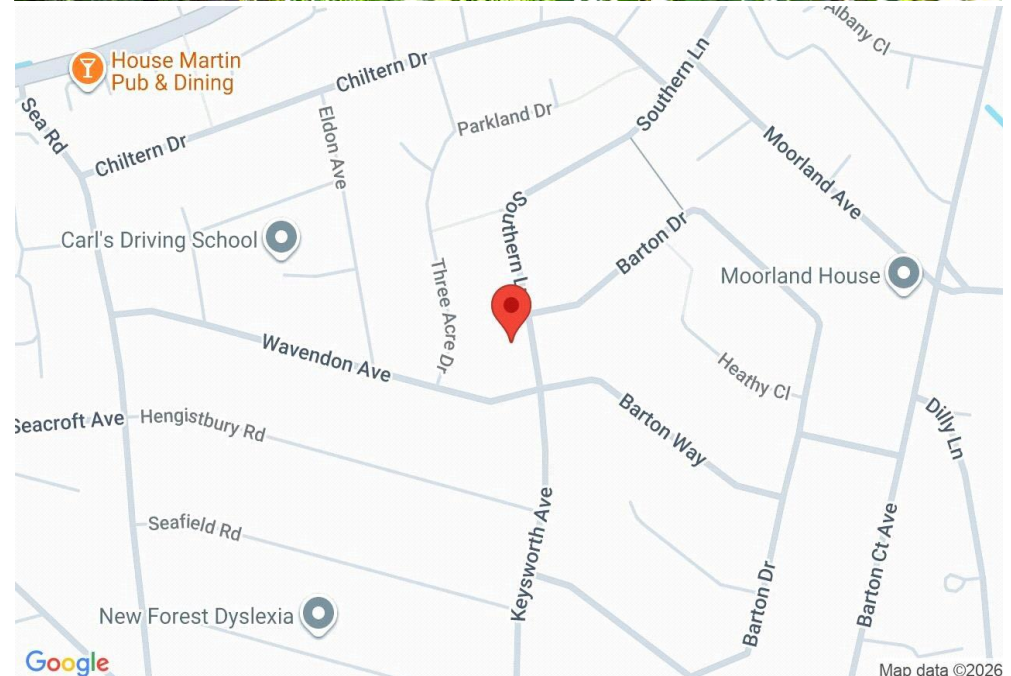
Approx. 51.4 sq. metres (552.9 sq. feet)



Total area: approx. 124.7 sq. metres (1342.6 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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