



*12 Ashmore Avenue, Barton on Sea, BH25 7AY*

*£545,000*

**Mitchells**  
1963 — TODAY



*12 Ashmore Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7AY*

A well positioned three bedroom detached bungalow, situated in a popular and peaceful location within easy reach of both New Milton town centre and the beautiful Barton on Sea clifftop and beach. The property sits on a good sized plot with a sunny and private southwesterly aspect to the rear and offers excellent scope for extension if required. Other features include excellent off road parking, a detached garage, good decorative order throughout, and a lovely triple aspect sitting room with an outlook over the rear garden.

- Porch
- Entrance Hall
- Sitting Room
- Kitchen
- Utility Room
- Three Bedrooms
- Bathroom
- Garage
- Off Road Parking
- Private Gardens



## The Property

Entrance porch with a UPVC double glazed front door.

Entrance hall with a trap to the roof space, a double storage cupboard, and a double airing cupboard.

Lovely triple aspect sitting room with a feature fireplace, timber mantle and tiled hearth, and a private outlook over the rear garden.

Kitchen fitted with a range of wall and base units, a marble effect worktop, an inset sink unit with a mixer tap, space for a washing machine, cooker, and tall fridge/freezer, part tiled walls, and a wall mounted Worcester gas fired boiler.

Useful utility room with doors to the front and rear gardens.

Three bedrooms, one benefiting from a double aspect, and the main bedroom with two built-in double wardrobes.

Bathroom comprising a panel bath with an independent Mira shower over and a glass shower screen, a wash basin, a WC, and part tiled walls.





## *Gardens & Grounds*

The property sits on a lovely mature plot with the front garden laid mainly to attractive block paving, providing extensive off road parking. A low brick wall separates the garden from the pavement.

The detached garage has an up and over door, power, and lighting.

The rear garden is a particular feature of the property, with a good sized lawn, paved patio areas, mature and colourful flower and shrub borders, a timber garden shed, a high degree of privacy, and a sunny south westerly aspect.

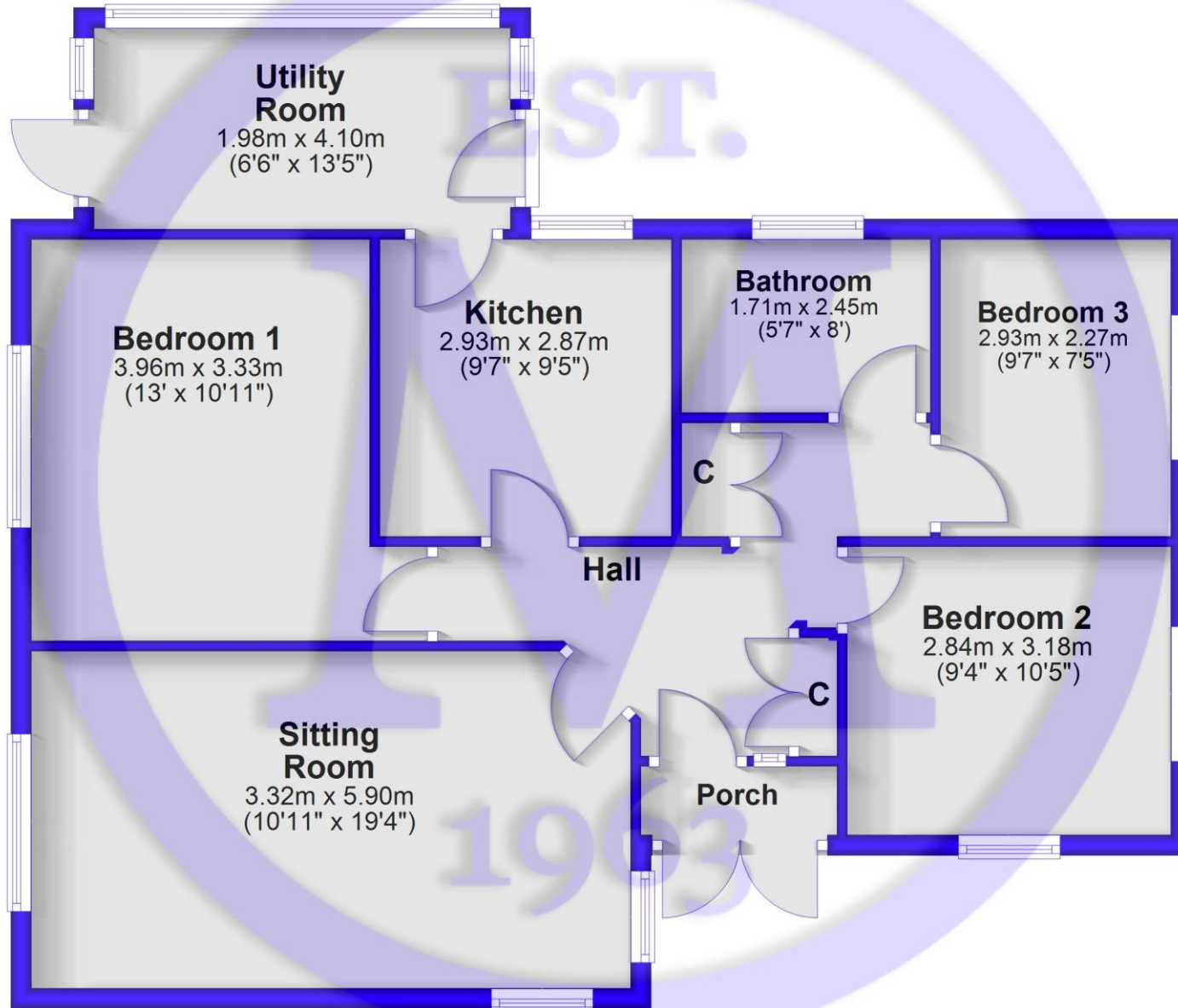
## *Services*

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



# Floor Plan

Approx. 83.2 sq. metres (895.9 sq. feet)

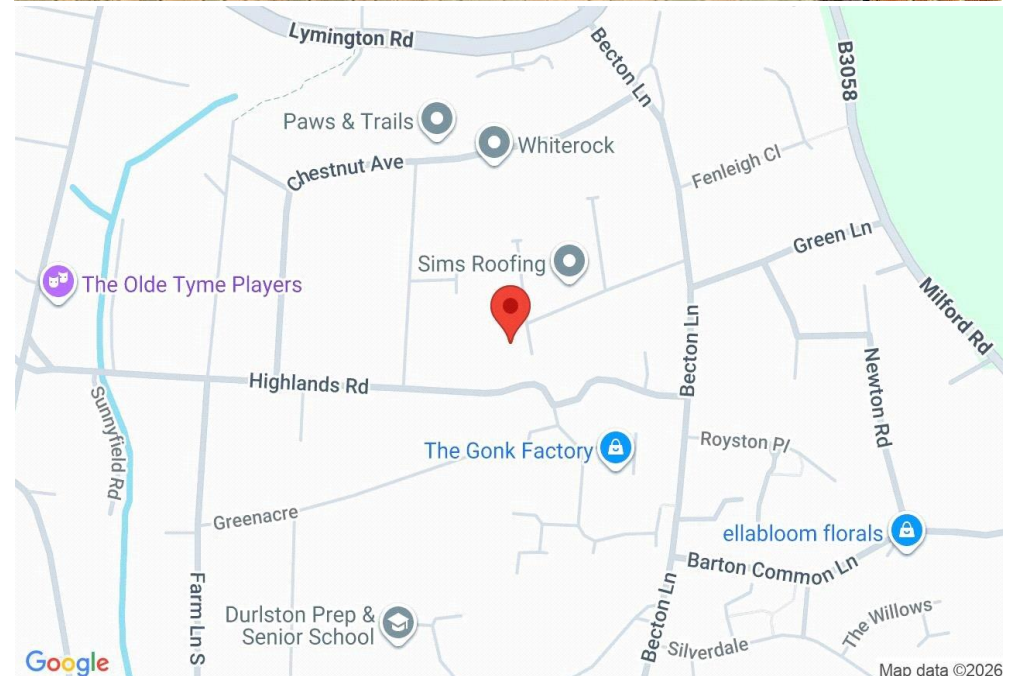


Total area: approx. 83.2 sq. metres (895.9 sq. feet)



## Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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