



29 Western Avenue, Barton on Sea, BH25 7PY

£575,000

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

A well positioned three bedroom, two reception room detached chalet style bungalow, set on a private plot, with the beautiful Barton on Sea clifftop and beach at the end of the road. Other features of the property include a large UPVC double glazed conservatory, a first floor bedroom with an en-suite shower room, and a good sized, double aspect sitting room. The property is offered with no forward chain.

- Porch
- Entrance Hall
- Sitting Room
- Dining Room
- Kitchen
- Three Bedrooms
- Bathroom
- En-Suite Shower Room
- Conservatory
- Garage
- Off Road Parking
- Private Gardens



The Property

Porch with a UPVC double glazed front door and a glazed door leading to the spacious entrance hall.

Double aspect sitting room with a stone fireplace and sunny southerly and westerly aspects.

Dining room with stairs to the first floor and twin UPVC double-glazed doors leading into the superb, large conservatory, which has low level cavity brick walls, UPVC double glazed windows, a pitched polycarbonate roof, casement doors leading outside, and a private outlook over the rear garden.

Kitchen fitted with a range of timber wall and base units, a contrasting worktop, a one and a half bowl sink unit with a mixer tap over, an integrated double electric oven, a hob with an extractor fan over, space for a tall fridge/freezer and washing machine, a double aspect, a wall mounted Vaillant gas fired boiler concealed in a cupboard, and an outlook over the rear garden.

Two ground floor bedrooms and a fully tiled ground floor bathroom fitted with a white suite comprising a panelled bath with a mixer tap over and shower attachments, a wash hand basin with storage beneath, and a WC.

The large first floor bedroom is ideal for guests, with access to eaves storage and its own en-suite shower room.





Gardens & Grounds

The property sits on a good sized, mature plot, with twin gates providing access to the block paved driveway, which in turn leads to the detached single garage.

The remainder of the front garden is laid mainly to shingle, with mature beds and borders.

The rear garden is laid mainly to lawn, with mature borders, a feature apple tree, a greenhouse, and a good degree of privacy and seclusion.

Services

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



Ground Floor

Approx. 93.3 sq. metres (1003.9 sq. feet)



First Floor

Approx. 27.0 sq. metres (290.7 sq. feet)



Total area: approx. 120.3 sq. metres (1294.6 sq. feet)



Situation

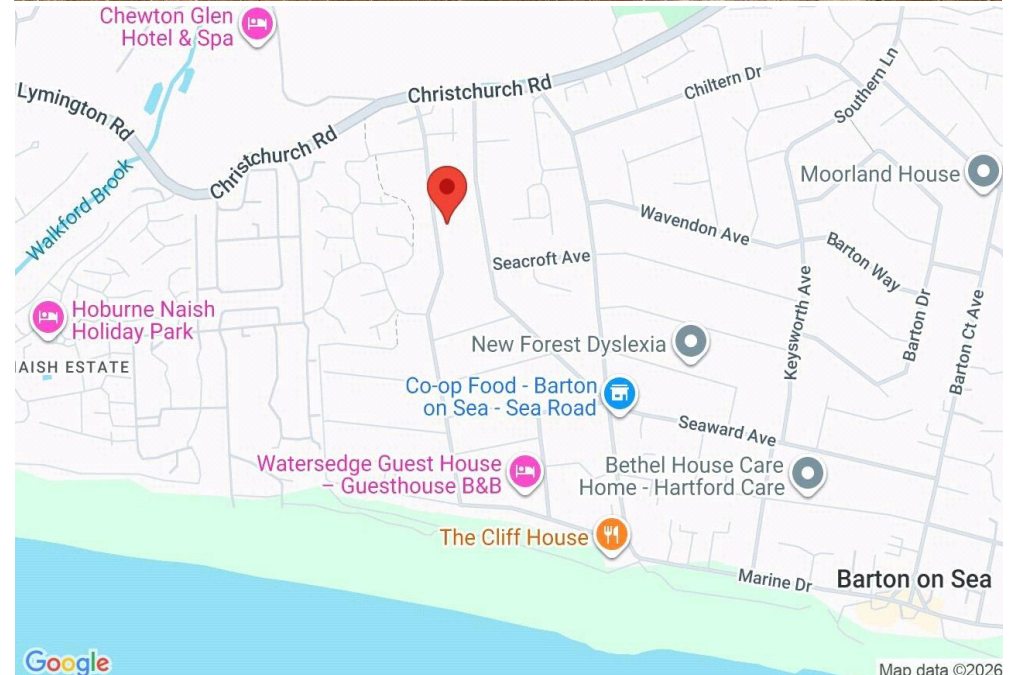
Barton on Sea is a popular coastal village on Hampshire's south coast, known for its clifftop views across Christchurch Bay towards the Isle of Wight.

With miles of scenic coastal walks and the New Forest National Park close by, it's an ideal location for anyone who enjoys spending time outdoors.

Nearby New Milton provides a mainline railway station with direct services to London Waterloo, while a good choice of state and independent schools serves the area.

Residents can also enjoy local favourites including the award-winning Pebble Beach restaurant, the renowned Chewton Glen Hotel and a 27-hole links-style golf course.

Combining coastal beauty with excellent amenities, Barton on Sea is a wonderful place to call home.





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