

61A BARTON COURT AVENUE
BARTON ON SEA, NEW MILTON, HAMPSHIRE, BH25 7ET



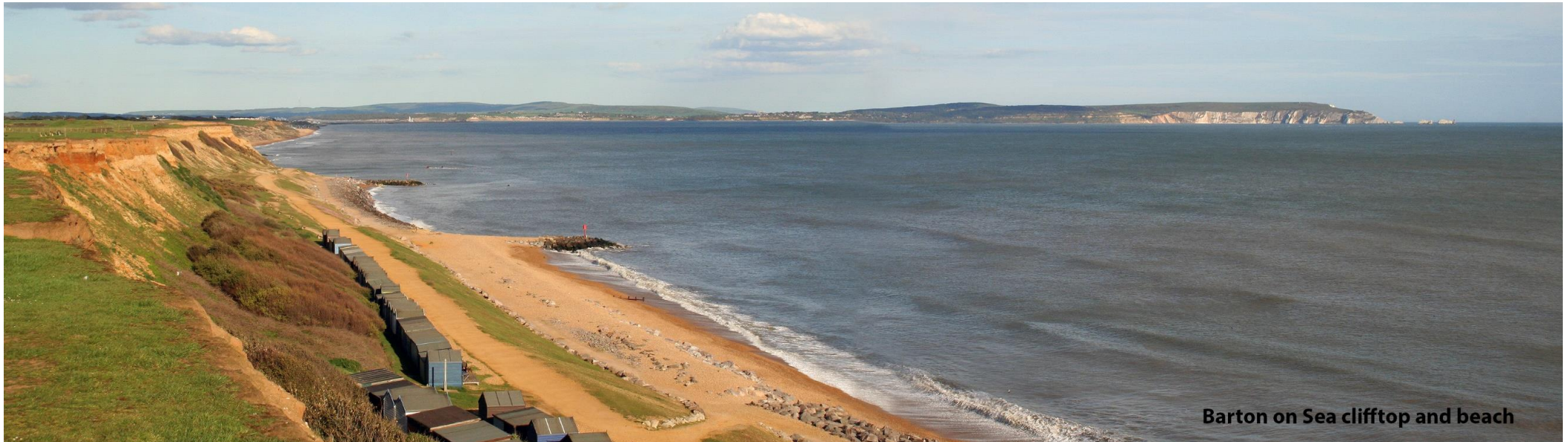


61A BARTON COURT AVENUE

Barton on Sea, New Milton, Hampshire, BH25 7ET

An individual three double bedroom detached chalet style bungalow situated in this superb peaceful position within easy walking distance of Barton on Sea clifftop and beach. The property offers deceptive accommodation including superb large 'L' shaped sitting/dining room, two shower rooms, good sized kitchen and an internal viewing is strongly recommended to fully appreciate the size of the property. Other features of the property include easily maintained gardens, single garage with further off road parking to the front and a ground floor bedroom with shower room facilitating ground floor living if required.

- Porch • Entrance Hall • 'L' Shaped Sitting/Dining Room • Kitchen • Conservatory
- Ground Floor Double Bedroom • Ground Floor Shower Room • Utility/Cloakroom • First Floor Landing • Two First Floor Double Bedrooms • First Floor Shower Room
- Off Road Parking • Detached Garage • Private Gardens



£525,000

The Property

Entrance porch with double glazed sliding doors and tile flooring.

Entrance hall with stairs to the first floor and understairs storage cupboard and large airing cupboard.

Impressive large 'L' shaped sitting/dining room with twin UPVC double glazed casement doors onto private south facing patio, feature bay window, handsome brick fireplace with an inset living flame gas fire and a sunny south and westerly aspect.

Good sized kitchen fitted with a range of timber effect wall and base units with a contrasting worktop and an inset 1 ½ bowl sink unit with a mixer tap over, space for tall fridge/freezer, integrated double electric oven, gas hob and extractor, modern wall mounted Worcester gas fired boiler, tile flooring, space and plumbing for washing machine and breakfast bar.

Small UPVC double glazed conservatory with a polycarbonate roof, power and twin casement doors onto the patio and rear garden.

Utility/cloakroom with space and plumbing for washing machine and tumble dryer, WC, wash basin and tile effect flooring.

Ground floor double bedroom with an outlook over the garden.

Ground floor shower room fitted with a modern white suite comprising of a large walk in shower cubicle with glass shower screen, wash basin with storage beneath, WC, attractive tiling and chrome ladder style heated towel rail.

First floor landing with double glazed Velux window.

Two first floor double bedrooms.

First floor shower room fitted with a white suite comprising of a large shower cubicle, glass shower screen, wash basin, WC, part tiled walls and double glazed Velux windows.





Gardens & Grounds

The property sits on a easily maintained plot with a lovely private south facing area to the front, laid mainly to shingle, timber gate providing access onto the lane.

The rear garden is a good sized area of textured paved patio, small area of lawn, mature beds and borders, timber garden shed and timber summerhouse.

Detached garage with up and over door, power and light and further areas of off road parking to the front.

Services

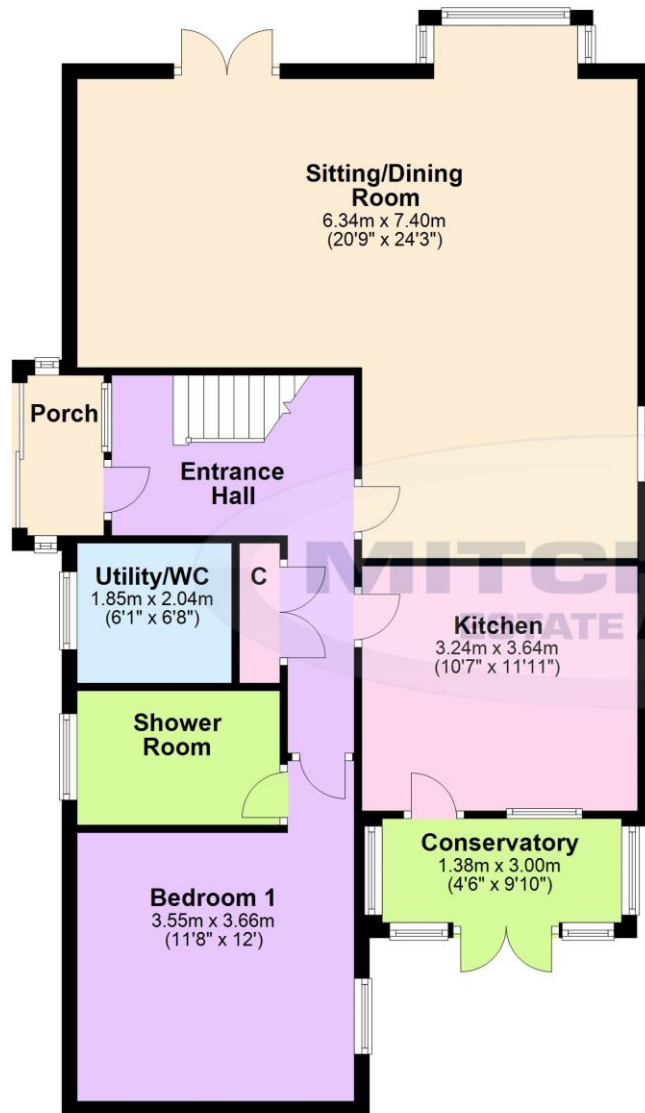
Mains gas, electric, drainage and water

Council Tax Band E

Energy Performance Rating Current 66D Potential 80C

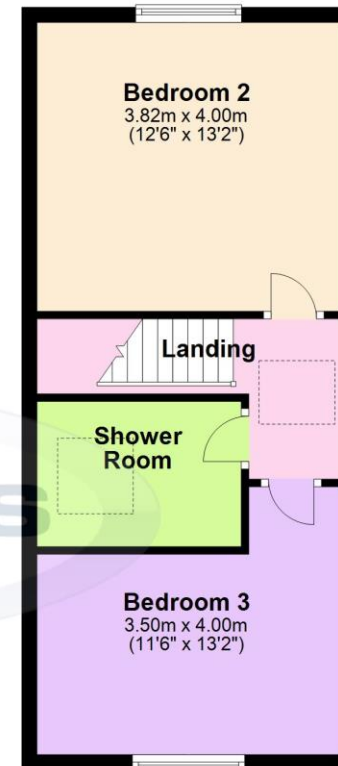
Ground Floor

Approx. 92.8 sq. metres (998.8 sq. feet)



First Floor

Approx. 38.7 sq. metres (416.5 sq. feet)



"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."
Plan produced using PlanUp.

61a Barton Court Ave, Barton on Sea, New Milton



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