

20 ELDON AVENUE  
BARTON ON SEA, NEW MILTON, HAMPSHIRE, BH25 7LL



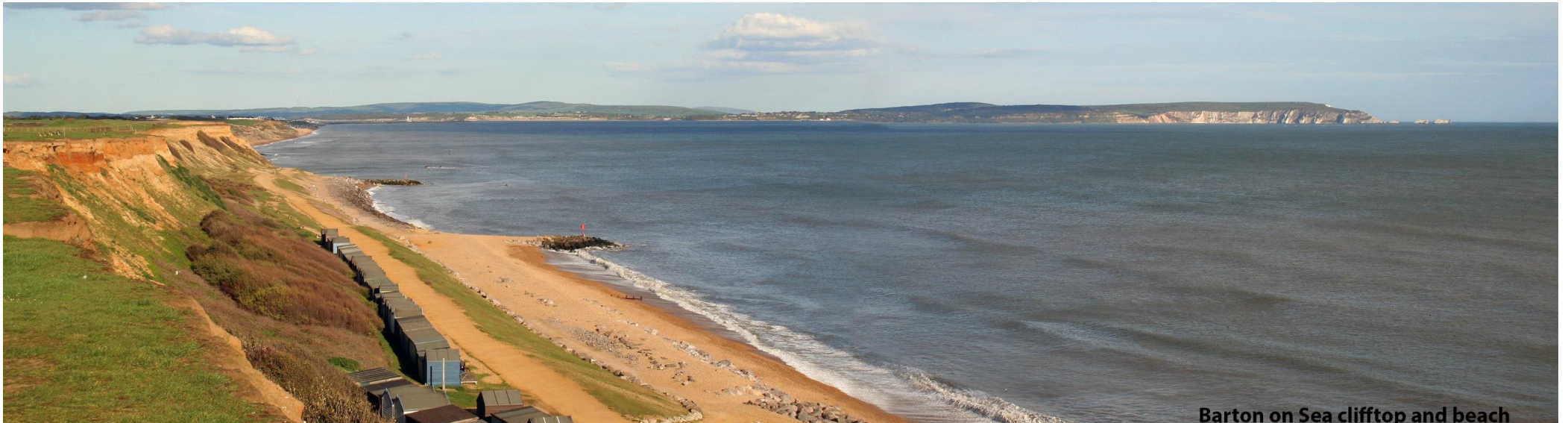


# 20 ELDON AVENUE

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

A stunning extended and refurbished three double bedroom detached bungalow situated halfway between Barton on Sea clifftop and beach and New Milton town centre. Features of this beautiful property include a spacious kitchen/dining room, large double aspect sitting room, master bedroom en-suite, luxury family bathroom, driveway, attached single garage.

- Entrance Hall • Kitchen/Dining Room • Sitting Room
- Three Bedrooms • Bathroom • En-Suite Shower Room
- Driveway • Garage • Landscaped Rear Garden



**Barton on Sea clifftop and beach**

£725,000

## The Property

Entrance hall with laminate flooring, smooth plaster ceilings, hatch to roof space, central heating thermostat, double radiator and storage cupboard.

The kitchen/dining room is a particular feature of this property with a fantastic range of white gloss wall and base units with a contrasting timber effect worktop, 1 ½ bowl ceramic sink with mixer tap over, four burner Bosch induction hob with extractor fan over, double Bosch oven, integrated dishwasher, integral fridge/freezer, washing machine and recessed ceiling spotlights.

Walking through to the dining area with ample space for a six to eight seater table and chairs, ceiling lantern, double casement doors onto the rear garden, pedestrian door through to the garage and double casement doors leading through to the particularly spacious sitting room.

The lovely square sitting room has a bright and airy double aspect with ample space for a three piece suite, tv aerial point, recessed ceiling spotlights and double casement doors leading onto the patio and rear garden.

The luxury family bathroom has fully tiled walls, tiled flooring and a modern suite comprising of a WC with hidden cistern, wall hung wash hand basin with storage beneath, panel bath with mixer tap over and handheld shower attachment, heated towel rail, mirror with built in lighting and shaver point and walk in independent shower with thermostatic chrome shower attachments, extractor fan and UPVC window.

The property benefits from three double bedrooms with bedroom one and two enjoying built in wardrobes and the master bedroom benefitting from a stunning en-suite shower room, again with modern high quality fittings comprising of WC, wall hung wash hand basin with storage beneath and mixer tap over, mirror with built in lighting and shaver point, double walk in shower with thermostatic shower attachments, extractor fan and ladder towel rail. Bedroom one and three with feature bay windows.

The property has been completely refurbished throughout, re-plumbed, new UPVC windows, re-rendered, re-roofed and in vacant possession.





## Gardens & Grounds

To the front of the property is a shingle driveway giving ample off road parking for three to four vehicles and giving access to the single garage with up and over door, pedestrian door to the garden, power and lighting.

The rear garden has a large area of patio giving fantastic space for outside dining, a large area of lawn, high level of hedging and fencing giving good privacy.

## Services

Mains gas, electric, drainage and water

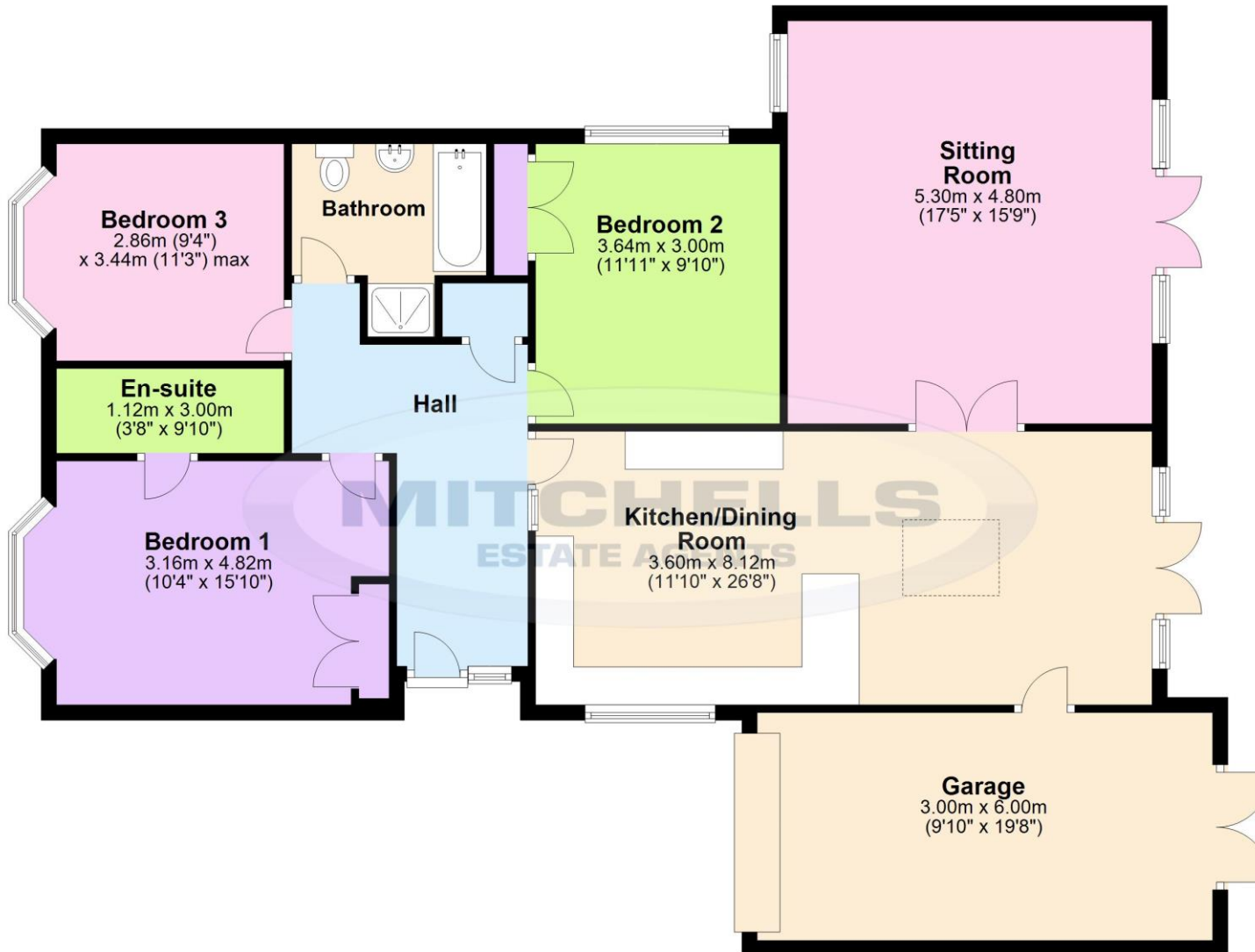
Council Tax Band D

Energy Performance Rating Current 63D Potential 82B



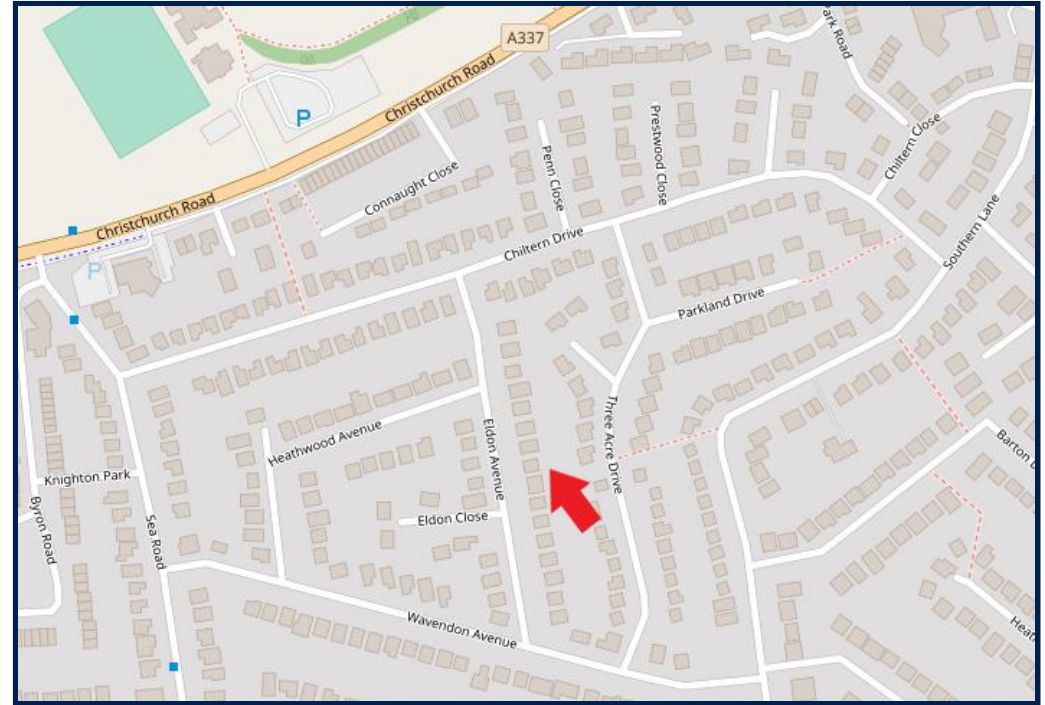
## Floor Plan

Approx. 132.3 sq. metres (1423.7 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.

**20 Eldon Avenue, Barton On Sea**

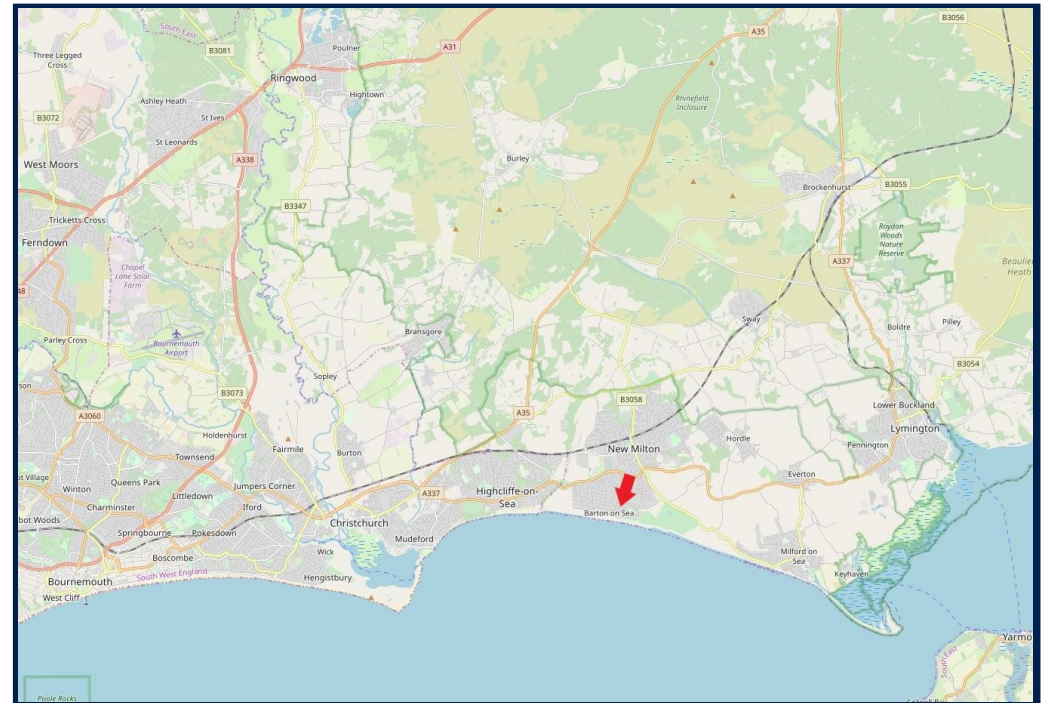


## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells, proceed along Old Milton Road, at the roundabout continue straight across, at the T junction turn right and first left into Southern Lane, take the first turning right into Chiltern Drive, second left into Eldon Avenue where the property will be found after a short distance on the left hand side.





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