



14 Eldon Avenue

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

SPENCERS  
COASTAL





*An superbly well presented two bedroom bungalow located in a quiet neighbourhood in Barton-on-Sea*

## The Property

A spacious entrance hall with a large airing/storage cupboard leads you through to a large separate kitchen/breakfast room at the rear.

Fitted with integrated white goods including a dishwasher, washing machine and separate fridge and freezer as well as oven/microwave and gas hob. Floor & wall mounted cupboards offer ample storage and complimented by a large door offering direct access to the garden.

Adjacent sits a large reception room with French doors out onto a sizable conservatory area/sun lounge with a nice view overlooking the garden beyond.

The living room benefits from a feature place and double aspect offering plentiful natural light. Fully carpeted throughout providing a cosy setting.

**£495,000**







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*The property is bright and airy with the principal rooms offering double aspects and is sited on a impeccably maintained plot*

### **The Property Continued ...**

To the front, the property comprises of two well sized double bedrooms.

A large principal bedroom with a contemporary tone, recently updated carpet and ample wardrobe space. Complimented by a large bay window drawing in lots of natural light making for one spacious area.

The second bedroom, a slightly smaller double bedroom follows the same flooring scheme and offers space for a double bed and once more benefits from a large bay window to the front.

In between the bedroom and kitchen lies the family bathroom. Recently renovated, offering modern hard flooring, large wall tiles and a spacious walk-in shower.

The bathroom is finished with a separate wash basin and toilet.



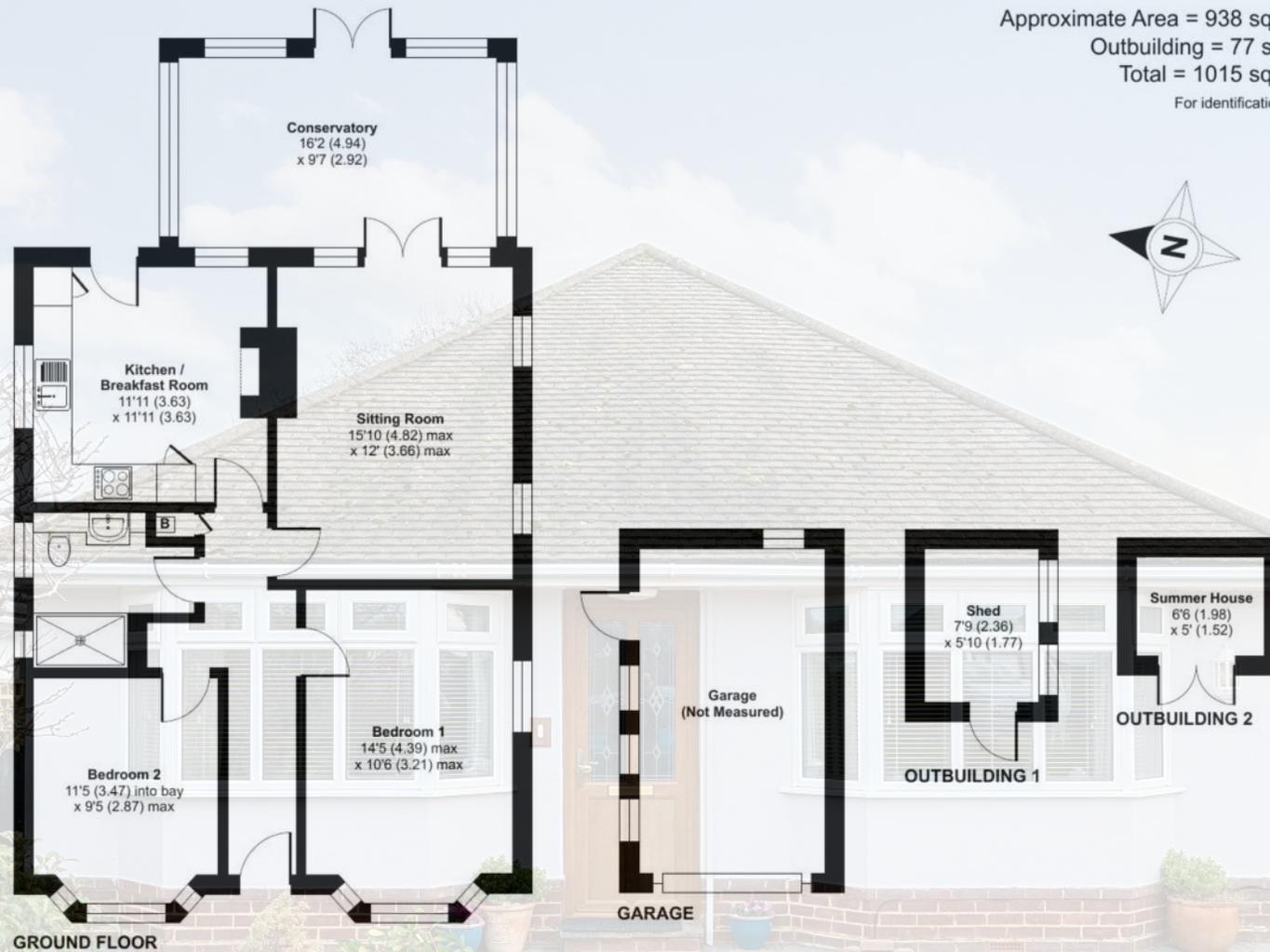
# 14 Eldon Avenue, Barton On Sea, New Milton, BH25 7LL

Approximate Area = 938 sq ft / 87.1 sq m

Outbuilding = 77 sq ft / 7.1 sq m

Total = 1015 sq ft / 94.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Spencers of the New Forest Ltd. REF: 1389354

## Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full or efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



*Further benefits include gas central heating and double glazing throughout and potential for extension subject to planning permission*

## Outside

Offering lots of frontage with a block paved driveway providing ample parking for multiple vehicles and a well landscaped front garden with greenery contributing to a pleasant aesthetic.

A detached large single garage sits at the rear of the driveway on the right hand side of the plot.

The private rear garden is a peaceful retreat which features separate well maintained lawn and patio areas as well as a large garden shed and summerhouse.

## Additional Information

Energy Performance Rating: E Current: 52 Potential: 71

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

Mobile Coverage: No known issues, please contact your provider for further clarity





## The Local Area

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and clifftop views across Christchurch Bay, sweeping from Hurst Castle to Hengistbury Head. The sand and shingle beach is popular with dog walkers while the cliff top attracts paragliders.

Barton has a history dating back to Anglo Saxon times, however it developed relatively recently. Apart from a row of old coastguard cottages, it mostly comprises avenues and closes of mid-century and modern family homes, chalets, imaginative new builds and substantial houses on leafy Barton Common Road.

Barton has been discovered by young families, attracted by the relaxed outdoorsy lifestyle, with coast on one side and New Forest on the other, plus good state and independent schools; these include Durlston Court and Ballard School, both rated 'excellent'.

Facilities include clifftop restaurants and Barton on Sea Golf Club, a 27-hole clifftop course. Barton also benefits from the extensive amenities of neighbouring New Milton. Among these are a mainline station with train services to London in around two hours, arts centre, selection of shops ranging from an M&S food store to a traditional department store and weekly market.

## Points Of Interest

Barton on Sea Cliff Top	0.5 Miles
The Cliff House Restaurant	0.5 Miles
Pebble Beach Restaurant	0.9 Miles
Durlston Court School	1.3 Miles
New Milton Centre & Train Station	1.5 Miles
Tesco Superstore	1.9 Miles
Ballard School	2.0 Miles
New Forest National Park	5.1 Miles
Bournemouth Airport	13.4 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles



For more information or to arrange a viewing please contact us:

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