



44 Wavendon Avenue

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

SPENCERS  
COASTAL



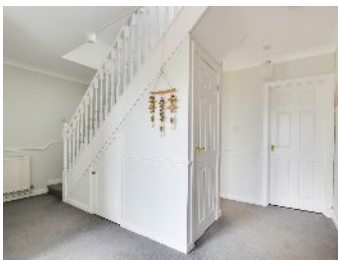
*A charming detached chalet bungalow that has been well maintained. The property enjoys delightful south facing gardens and is just a half mile stroll from Barton on Sea clifftop*

## The Property

A storm porch guides you to a welcoming entrance hallway that provides access to all ground floor spaces, encompassing a WC and a storage cupboard.

Leading off the right-hand side of the hallway is a good-sized living/dining room, enjoying a bright and airy double aspect. A brick-built fireplace with an open fire creates an attractive focal point, neatly dividing the two areas. From the dining area, French doors open into the rear conservatory, offering views over the surrounding gardens.

Leading off the rear of the property is a well-proportioned kitchen with tiled flooring throughout. It is fitted with a range of wooden wall, floor, and drawer units, incorporating a single oven, a four-ring gas hob with an extractor fan over, and an access door to the rear garden.



**£525,000**







*Offering potential to extend and improve further, subject to necessary planning conditions*

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

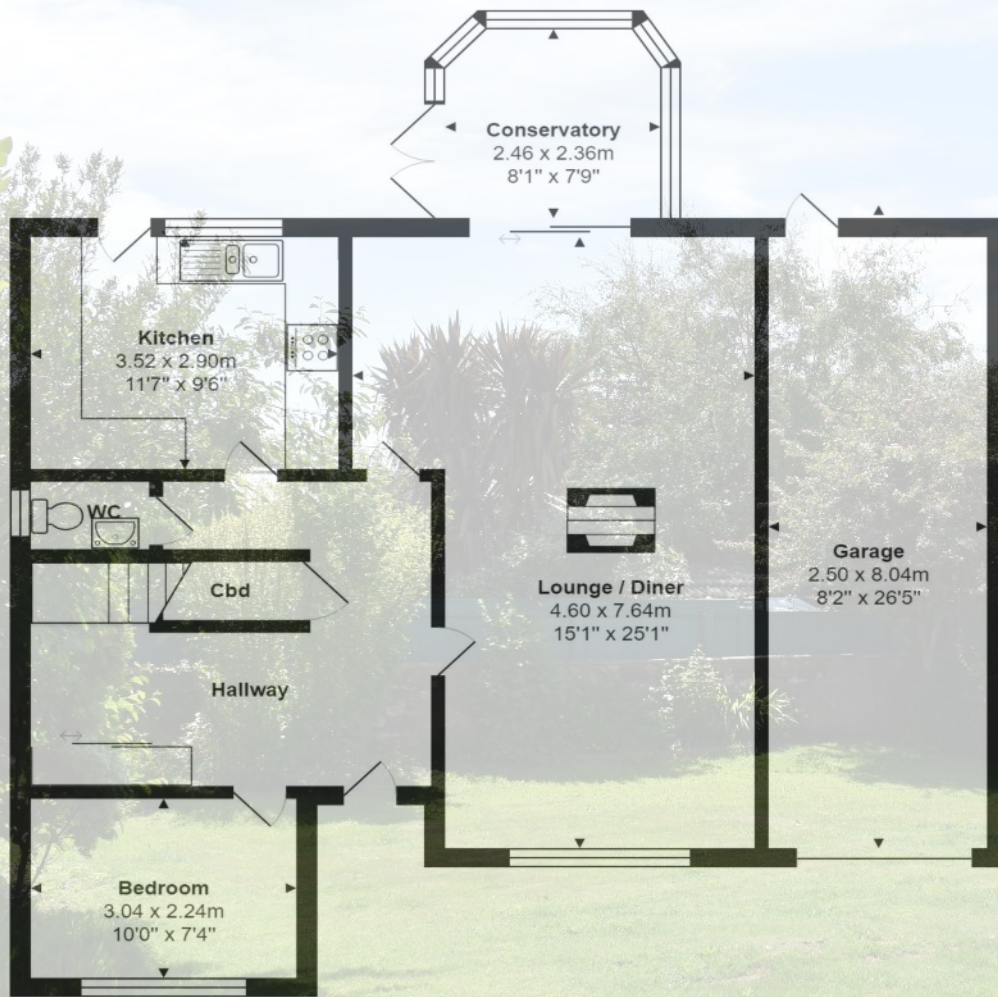
From the entrance hallway, stairs rise to the first-floor landing, granting access to two bedrooms. The first bedroom offers space for a double bed and ample storage, while the second is a single bedroom with ample storage as well. Both bedrooms are served by a three-piece family bathroom.

### **Property Video**

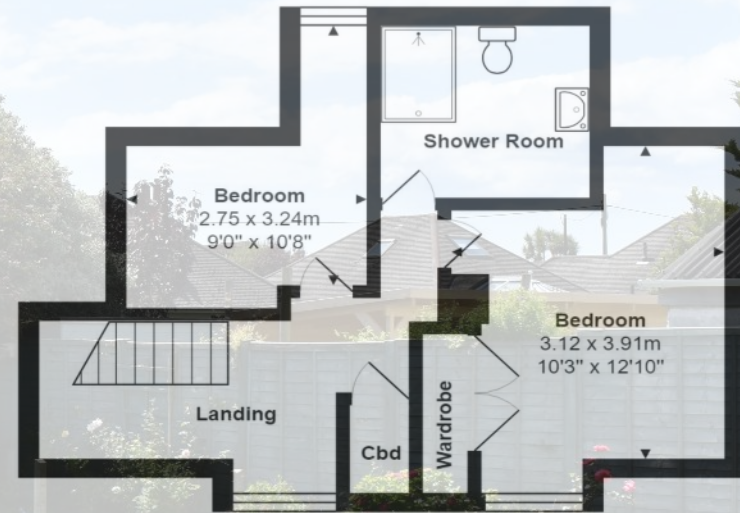
Point your camera at the QR code below to view our professionally produced video.



# FLOOR PLAN



Ground Floor



First Floor



Total Area: 128.5 m<sup>2</sup> ... 1383 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*Set within lovely private south-facing gardens*

## Grounds & Gardens

The property is accessible via a brick-paved driveway, which leads to the front entrance and creates a spacious parking and turning area for multiple vehicles. It also provides access to the integral single garage

The rear gardens are a standout feature, providing a charming and private retreat with closed-board fencing, mature shrubbery, lawn and trees.

A spacious patio area, situated at the back of the property, enjoys a sunny southerly aspect, perfect for outdoor relaxation and entertaining.

## The Situation

New Milton sits in a prime location with the New Forest to the north and Barton on Sea to the south. This market town attracts families, drawn by its strong community, range of facilities, mainline station and schooling provision.

There are acclaimed independent schools, including Durlston Court and Ballard School, both rated 'excellent', while state schools include New Milton Infants judged 'outstanding', New Milton Junior rated 'good', and Arnewood Secondary which is 'good' with 'outstanding' 16-19 study programme.

The town centre has a strong selection of shops, among them butcher, bakery, M&S Food and a traditional quality department store. Leisure facilities feature an arts centre with a programme of performances and workshops, health and sports centre with pool, recreation ground and skatepark.



## Services

Energy Performance Rating: D Current: 58 Potential: 83  
Council Tax Band: F  
Tenure: Freehold

All mains services connected

Broadband: Standard highest download speeds of 6 Mbps are available (Ofcom)  
Mobile Coverage: No known issues, please contact your provider for further clarity

## Points of Interest

Barton on Sea Cliff Top	0.5 Miles
The Cliff House Restaurant	0.5 Miles
Pebble Beach Restaurant	0.9 Miles
Chewton Glen Hotel & Spa	1.7 Miles
Durlston Court School	1.3 Miles
Ballard School	2.0 Miles
Tesco Superstore	1.9 Miles
New Milton Centre and Train Station	1.5 Miles
New Forest	5.1 Miles
Bournemouth Airport	13.4 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles

## Important Notice

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 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.



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

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