



27 Keyworth Avenue

Barton On Sea, BH25 7HX

SPENCERS
COASTAL





A beautifully appointed, contemporary three-bedroom detached bungalow, conveniently situated just 0.3 miles from Barton Cliff top and surrounding amenities. modernised and extended in recent years, it features quality fixtures and fittings throughout.

The Property

The entrance porch provides convenient cloaks storage and leads into the hallway, featuring striking woodblock flooring that extends throughout. From here, access is available to the airing cupboard and all other living spaces.

Towards the front of the property, you'll find three generously sized bedrooms, with the added convenience of a built-in wardrobe in bedroom two.

The bedrooms are serviced by a modern family bathroom, featuring a white paneled 'P' shaped bath with a curved shower screen, along with a hand wash basin and WC. The bathroom is complete with tiled floors and walls for a sleek finish

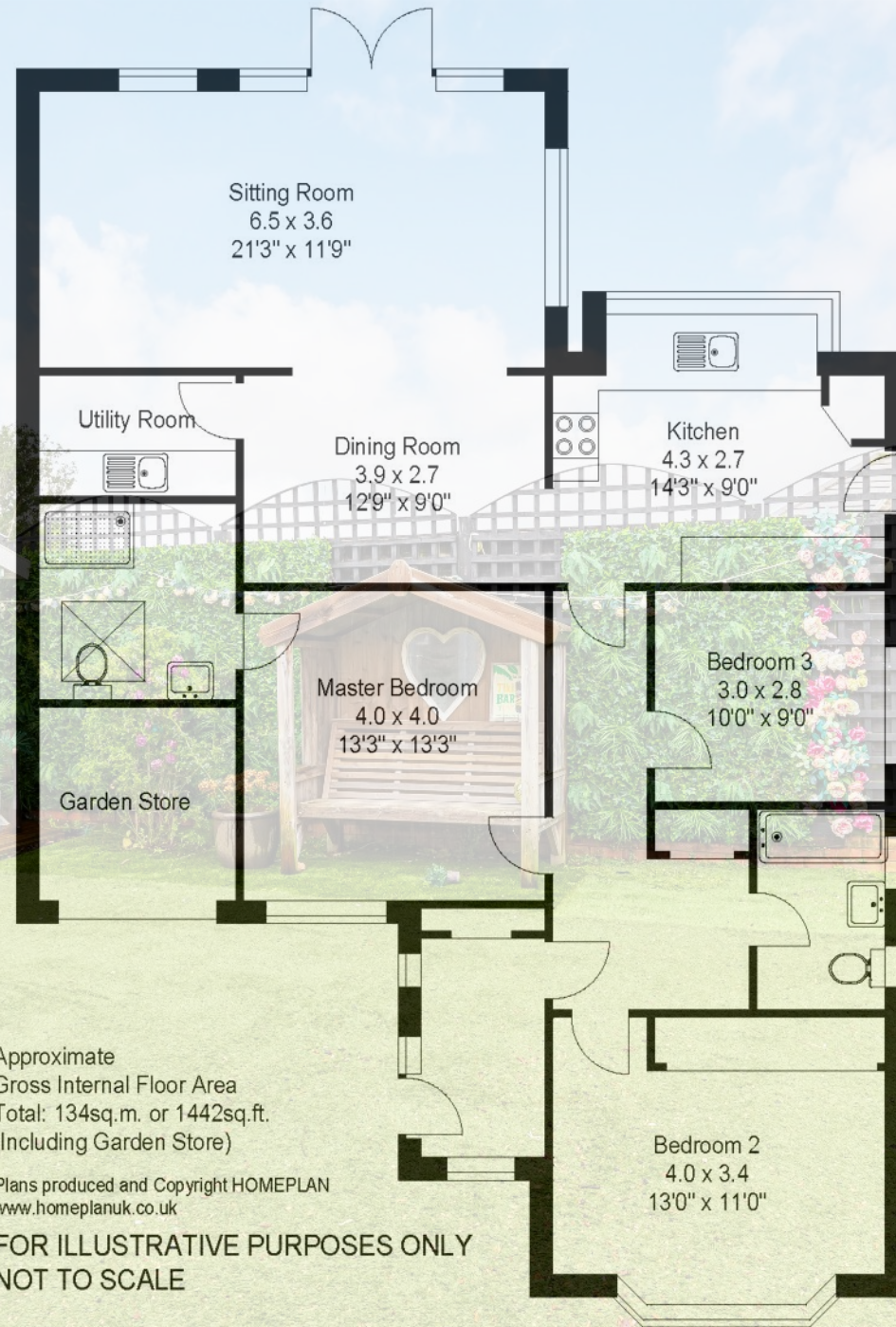
An excellent primary bedroom with a front-facing aspect, offering ample space for storage furniture. It also features a vaulted ceiling en-suite shower room, including a large walk-in shower unit with a rainfall shower attached. The en-suite is complemented by distinctive feature floor tiling



£739,000



FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 134sq.m. or 1442sq.ft.
(Including Garden Store)

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Set within a low-maintenance, southwest-facing rear garden, it further offers generous off-road parking and includes a home office for added functionality.

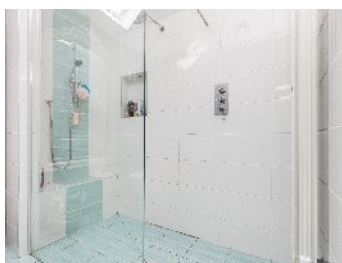
The Property continued . . .

An impressive open-plan kitchen, dining, and family room serves as the heart of the home, featuring a vaulted ceiling and French doors that open onto the rear gardens. The family area is complemented by a wood-burning stove set on a tiled hearth, creating an inviting focal point.

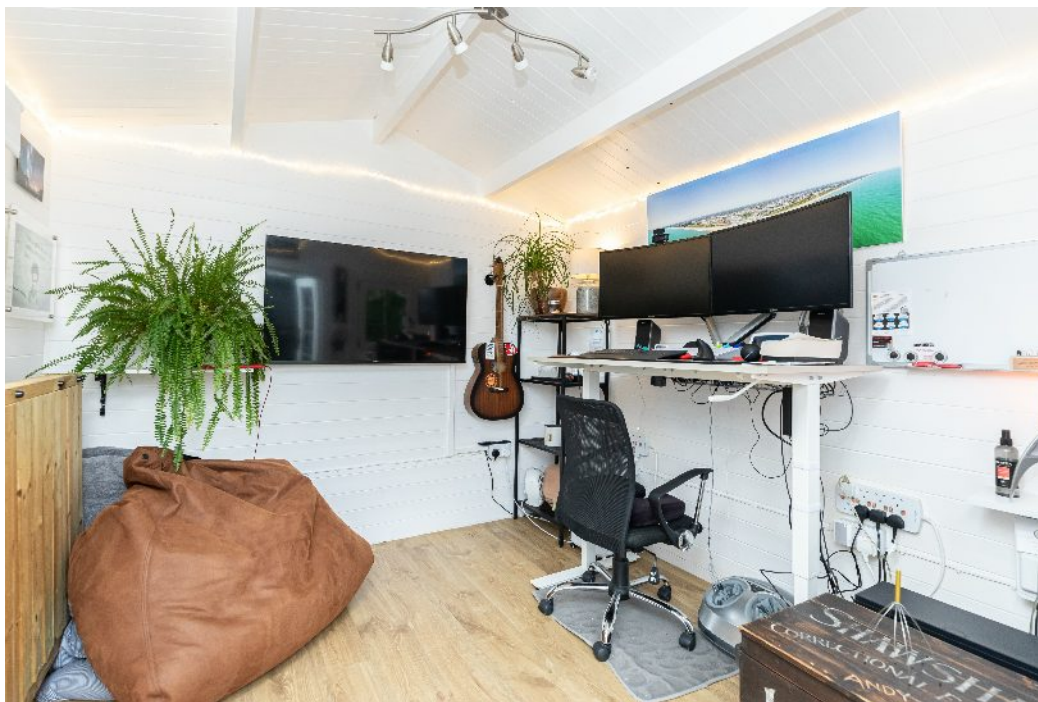


The kitchen area features a charming bay window and is equipped with a comprehensive range of wall, floor, and drawer units, all topped with quality quartz worksurfaces. It includes a one and a half bowl sink and benefits from a corner larder cupboard, adding to its functionality.

Fitted appliances include Neff electric oven and dishwasher.



Leading off the kitchen is a practical utility room, offering additional storage and work surfaces, along with ample space and plumbing for extra white goods.



Grounds & Gardens

The property is accessed via a sweeping gravel driveway, offering ample off-road parking and providing access to the garage storage area. A paved pathway leads to the front door.

The rear gardens are designed with low maintenance in mind, featuring an artificial lawn and a paved patio adjoining the rear. Enjoying a southwesterly aspect, it's perfect for outdoor living.. To the rear boundary is also a home office benefiting from electric and power.

The Situation

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.

Popular with retirees, 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.



Services

Energy Performance Rating: D Current: 66 Potential: 81

Council Tax Band: D

All mains services connected

Points Of Interest

Barton on Sea cliff top	0.5 Miles
The Cliff House restaurant	0.5 Miles
Pebble Beach restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.9 Miles
Durlston Court School	1.3 Miles
Ballard School	2.0 Miles
Tesco Superstore	1.8 Miles
New Milton Centre and Train Station	1.3 Miles
New Forest	5.0 Miles
Bournemouth Airport	10.0 Miles
Bournemouth Centre	12.0 Miles
London (1 hour 45 mins by train)	110 Miles

Important Information

Spencers of The New Forest 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



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