



43 Keyworth Avenue

Barton On Sea, BH25 7HZ

SPENCERS
COASTAL





A well-appointed detached residence situated on a generous and private south-westerly facing plot, within walking distance of Barton on Sea cliff top and nearby amenities.

The Property

The spacious entrance hallway provides ample space for cloak storage and access to the understairs storage and ground floor accommodation.



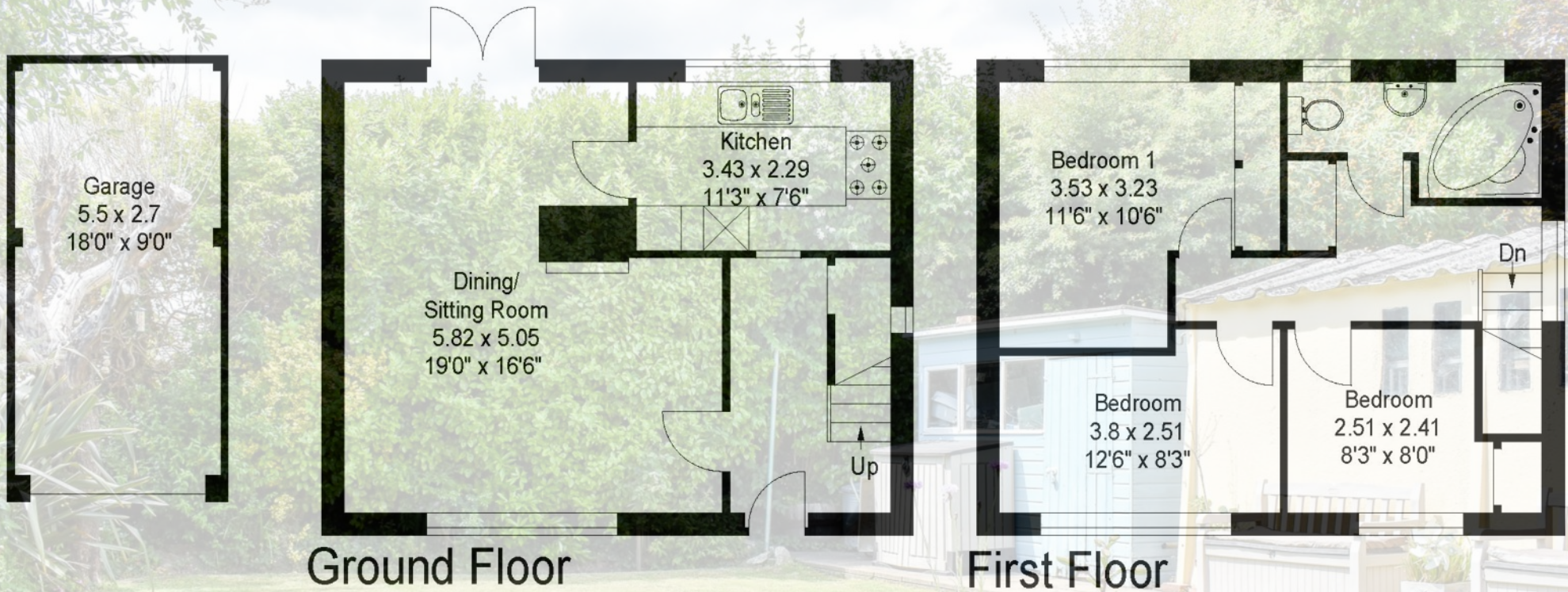
A well-proportioned 'L' shaped living/dining room enjoys a delightful double aspect, featuring a fireplace with an inset multi-fuel wood-burning stove and an attractive limestone surround, creating a welcoming focal point. French doors from the dining area open onto the rear patio and gardens.

From the dining area, an opening leads into a contemporary kitchen overlooking the gardens. The kitchen features a good range of white gloss wall, floor, and drawer units with an attractive tiled splashback. Integral appliances include a Neff induction hob with extractor fan, single oven, microwave, and space for a fridge freezer.

£499,950



FLOOR PLAN



Approximate
Gross Internal Floor Area
House: 84sq.m. or 904sq.ft.
Garage: 16sq.m. or 172sq.ft.

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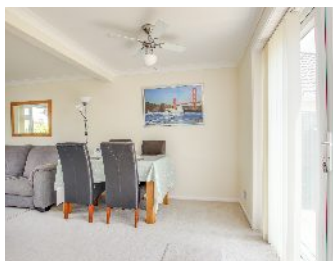
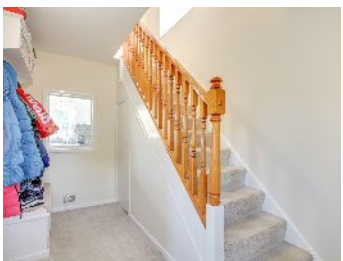
The property features modern open-plan living accommodation, three spacious bedrooms, ample off-road parking, and a detached garage.

The Property continued . . .

From the entrance hallway, stairs rise to the first-floor landing, which features a large window overlooking the side aspect. The landing provides access to the accommodation, an airing cupboard, and the loft.

The three generous bedrooms provide ample space for storage furniture. The primary bedroom additionally features double built-in wardrobes and a pleasant view over the rear gardens.

The bedrooms are serviced by a three-piece family bathroom, featuring a large corner bath with a shower attachment over it, complemented by tiled floors and walls.



Property Video

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





Grounds & Gardens

The off-road parking. Large double gates lead to additional parking and the detached single garage.

The rear gardens stand out as a notable feature of the property, with a delightful south-west facing aspect and bordered by mature hedging for privacy. Additionally, a large patio area adjacent to the rear of the property enhances the appeal, perfect for seamless indoor to outdoor living.

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.

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: C Current: 71 Potential: 86

Council Tax Band: D

All mains services connected

Points Of Interest

Barton on Sea cliff top	0.5 Miles
The Cliff House restaurant	0.7 Miles
Pebble Beach restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.8 Miles
Durlston Court School	1.5 Miles
Ballard School	1.7 Miles
Tesco Superstore	1.4 Miles
New Milton Centre and Train Station	1.0 Miles
New Forest	5.0 Miles
Bournemouth Airport	10.5 Miles
Bournemouth Centre	12.5 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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