



35 Chestnut Avenue,

Barton On Sea, BH25 7BQ

SPENCERS
COASTAL





A fantastic opportunity to acquire and redevelop a detached residence situated on a generous plot, amassing approximately 0.25 acres. It is located on a highly desired tree-lined avenue in close proximity to Barton on Sea cliff top. The property offers approximately 1900 sqft of accommodation and is well-suited for refurbishment and extension, subject to necessary planning conditions.

The Property

The front door opens to an impressive and spacious entrance hallway that provides access to all ground floor accommodations, including a WC. On either side of the hallway, you'll find two generous reception rooms that overlook the front aspect, both of which feature fireplaces as attractive focal points.

Casement doors lead from the sitting room to the conservatory, which has access to the rear gardens. Located at the rear of the property is the kitchen/breakfast room, equipped with a range of units and offering convenient side access to the driveway and gardens

From the hallway, stairs rise to the partially galleried landing, which offers a large aspect overlooking the front driveway. The landing provides access to four bedrooms, three of which are spacious doubles and share a three-piece bathroom. Additionally, there is a separate WC for added convenience.





FLOOR PLAN

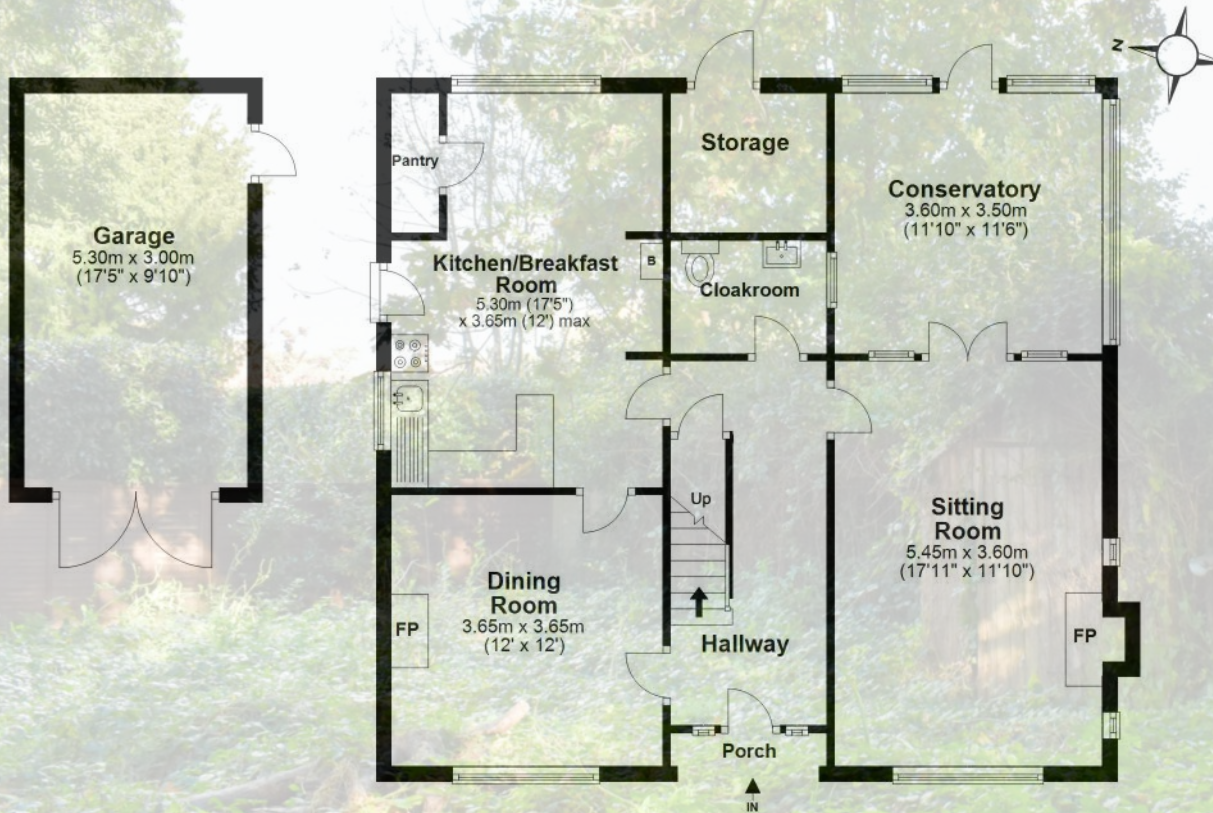
Approx Gross Internal Areas

House: 153.8 sqm / 1655.5 sqft

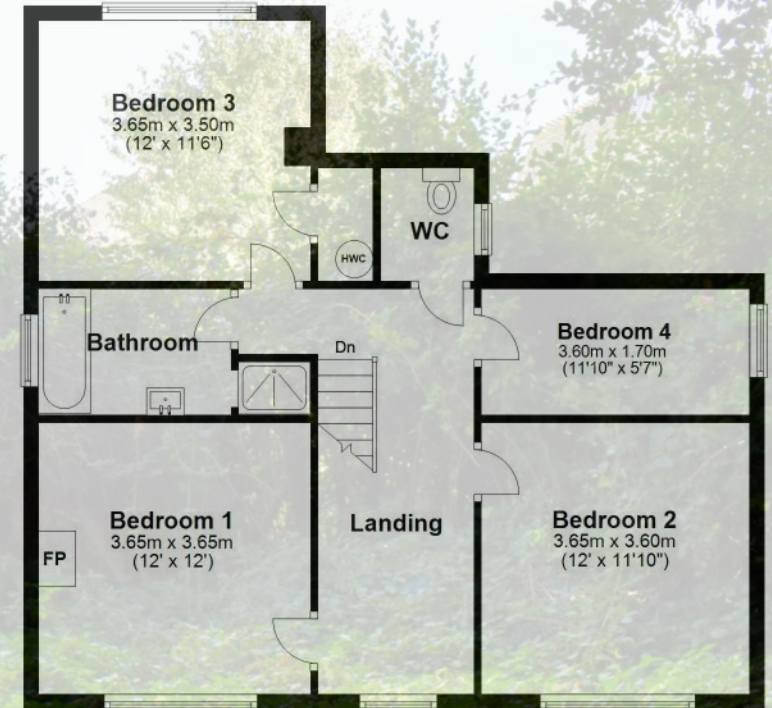
Garage: 17.2 sqm / 185.1 sqft

Total Approx Gross Area: 171.0 sqm / 1840.6 sqft

Ground Floor



First Floor





Additionally, the property benefits from a detached single garage and is accessed via a sweeping carriage-style driveway.

Outside

The property is approached via a tarmac carriage-style driveway that leads to the detached single garage. The front of the property is screened with mature hedging. Side access leads to the private rear gardens, which are bordered by mature trees and shrubbery, providing a great deal of privacy.

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.





Level walking distance to Barton On Sea cliff top

Services

Energy Performance Rating: F Current: 28 Potential: 78
All mains services connected

Points Of Interest

Barton on Sea cliff top	0.8 Miles
The Cliff House restaurant	1.5 Miles
Pebble Beach restaurant	1.0 Miles
Chewton Glen Hotel & Spa	1.4 Miles
Durlston Court School	0.5 Miles
Ballard School	1.4 Miles
The Arnewood School	1.0 Miles
Tesco Superstore	0.6 Miles
New Milton centre and train station	0.8 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles
London	110 Miles (1 hour 45 mins by train)

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 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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