



25 Heathwood Avenue

Barton On Sea, New Milton, BH25 7LW

SPENCERS
COASTAL





An exceptionally well presented and spacious 3 double bedroom detached bungalow located within a short walk of Barton on Sea cliff top. Extended and improved in recent years features include a magnificent kitchen/dining room, large sitting room and 2 beautifully appointed bath/shower rooms

The Property

The property is approached via an in and out driveway which provides extensive off road parking leading to an attached garage. An attractive double glazed front door opens into the entrance hall which has a courtesy door to the garage, built-in cloaks and linen cupboards.

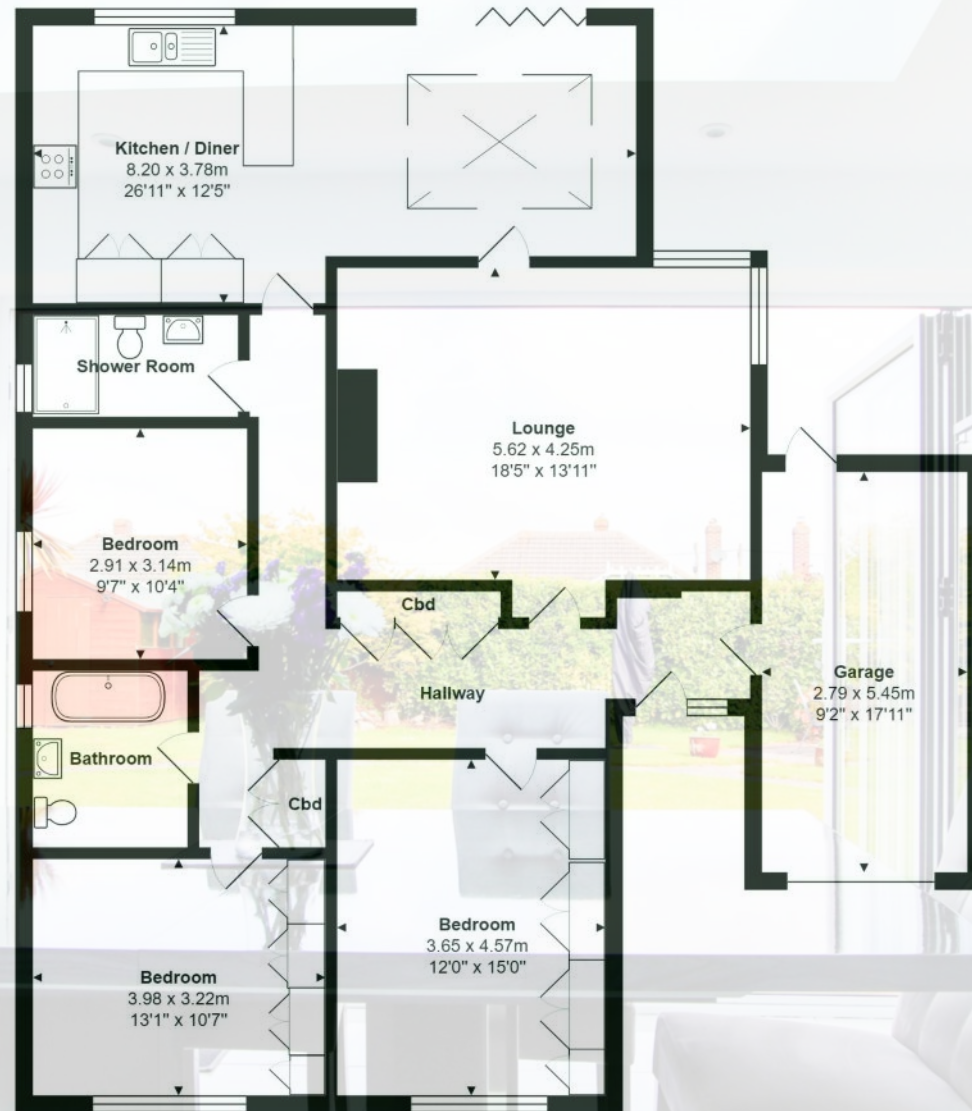
Attractive oak effect flooring leads from the entrance hall, into the spacious sitting room which has rear and side aspect double glazed windows.

The magnificent kitchen/dining room was relocated to rear of property and an orangery added in June 2017. A stunning roof lantern floods the dining area with light and feature bi-fold doors open out to the rear garden. The kitchen has been comprehensively fitted with attractive high gloss storage cupboards and drawers, large corner larder cupboard, quartz work tops and breakfast bar, all complimented by attractive porcelain floor tiles. Further benefits include a range of high quality built-in appliances including an integrated Hotpoint double electric oven, fridge/freezer, induction hob with extractor fan above, Neff eye level microwave and built-in Hotpoint dishwasher.

£750,000



FLOOR PLAN



Total Area: 142.0 m² ... 1528 ft²

All measurements are approximate and for display purposes only



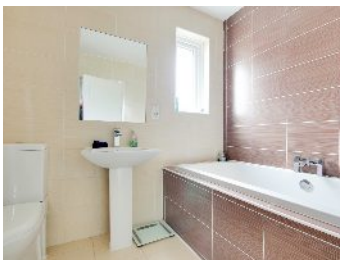
Outside, the property enjoys a good sized, secluded rear garden, large in and out driveway and a garage

The Property Continued . . .

The bungalow provides three spacious double bedrooms, all of which benefit from double glazed windows that were fitted in 2022.

The family bathroom has feature fully tiled walls, a large panel enclosed bath, wash basin and WC.

Completing the accommodation is a beautifully presented shower room, created in 2023, with feature fully tiled walls, walk-in shower cubicle, wash basin and WC.



Property Video

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





Grounds & Gardens

The front of the bungalow has an in and out driveway, garage with plumbing and space for a washing machine and tumble dryer as well as gated side access, leading to the rear of the property.

The rear garden is of a good size and provides a high degree of privacy. It is mainly laid to lawn with a number of mature specimen trees and shrubs, further benefiting from a west facing sun terrace.

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: C Current: 74 Potential: 84

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 National Park	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 we will be happy to confirm the position to you.



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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk