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28 WESTERN AVENUE, BARTON-ON-SEA, BH25 7PZ PRICE £500,000 FREEHOLD

Winkworth

for every step...

A spacious three double-bedroom link detached bungalow.

28 Western Avenue, Barton-on-Sea BH25 7PZ

01425 270055

Price £500,000 Freehold

highcliffe@winkworth.co.uk

Situation:

Barton-on-Sea is a very popular coastal village, with its beautiful beaches and is conveniently situated between Lymington to the East along with stunning Christchurch Harbour, Hengistbury Head and Bournemouth to the West.

The popular Barton-on-Sea Golf course is a short drive away (1.5 miles).

The local train station provides direct links to London Waterloo from New Milton. There are excellent local airport links from both Southampton and Bournemouth, as well as ferry links to the Isle of Wight from Lymington

Description:

A spacious three double-bedroom link detached bungalow located in a popular avenue within Barton-on-Sea.

To the front is an attractive garden with brick paved drive, providing off-road parking and leading to the attached tandem garage.

Entered via a handy storm porch before leading into a spacious entrance hall providing access to all principal rooms.

To the front of the bungalow is a large reception room with a double aspect and a focal gas-fired fireplace.

To the rear of the bungalow is a well-fitted kitchen which further leads into a beautiful conservatory overlooking the attractive rear garden.

There are three bedrooms, all of which are doubles with bedrooms one and two benefiting from fitted wardrobes. The third is currently set up as a study with a range of fitted study furniture.

The family bathroom is fitted with a neutral coloured suite including bath and separate enclosed shower cubicle.

The rear garden is a real feature of the property with areas of patio, lawn, mature shrubbery and trees, and a garden shed.

Summary:

- Three double bedrooms
- Fitted kitchen
- Lounge
- Family bathroom
- Conservatory
- Front & rear gardens
- Tandem garage
- Off road parking
- NFDC Council tax band D

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. Take the second exit off and continue on the A337 Christchurch Road. Turn right onto Western Avenue where the property can be located.





Total Area: 92.3 m² ... 993 ft² (excluding garage / workshop)

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		85
(69-80)	C	69	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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