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42 KEYSWORTH AVENUE, BARTON-ON-SEA, BH25 7HY PRICE £565,000 FREEHOLD

**Winkworth**

for every step...

# Chalet with beautiful garden, garage and ample parking close to Barton cliff top.

42 Keyworth Avenue, Barton-on-Sea, BH25 7HY

Price **£565,000 Freehold**

**01425 270 055**

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## 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:

Bright and spacious entrance porch leading into the entrance hall with ample storage cupboards.

The entrance hall flows through into the kitchen/dining room which extends from the front to the rear of the property. A breakfast bar lies at the heart of the kitchen/diner creating a convivial space, ideal for entertaining. The kitchen features white Shaker style cabinets with an AEG electric five ring hob, cooker hood, a Zanussi electric oven and space for a dishwasher and large fridge/freezer.

The separate reception room has a bay window to the front aspect.

Bedroom two has a window to the side aspect.

Bedroom one has ample fitted cupboards and glazed sliding patio doors leading out to the garden.

The bathroom is well appointed with a white three piece with an extra large steel bath, basin with vanity unit storage and a separate shower cubicle. Window to the rear aspect.

Stairs lead up to the first floor landing with a Velux window. A cupboard houses the Bosch Worcester boiler, and the landing area could be used as a study area. There is also an area of boarded eaves storage.

The double bedroom has built-in cupboards and roof windows including a Velux and an area of boarded eaves storage.

Outside, the extensive garage has a utility room at its rear with a sink and drainer, ample space for laundry appliances and an outside WC.

Behind the garage at the bottom of the garden is a timber garden shed, an additional patio area behind this and a raised decking area. The garden is absolutely stunning, laid to lawn with very pretty mature flower and shrub borders. There is also an outside tap and an additional shed/workshop area to the side of the house.

To the front you have an extensive driveway providing ample parking, also parking down the side which leads under a car port which leads into the garage, which is a sizeable building in its own right, with potential for further development (subject to any necessary consents).

## Summary:

- Three bedroom detached chalet bungalow
- Family Bathroom
- Fitted kitchen/diner with Shaker style units
- Reception room
- Extensive garage with utility area to rear and space for laundry appliances
- Garden with shed, patio and decking area
- Driveway with ample parking and carport
- NFDC Council tax band D

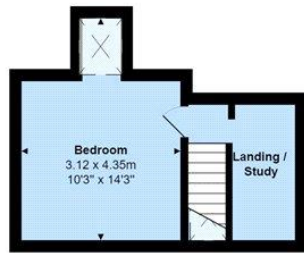
## Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout and take the second exit onto A337 Christchurch Road. Continue on the Christchurch Road and turn right onto Sea Road. Take the second turning left onto Keyworth Avenue and then the first turning right onto Keyworth Avenue where the property can be located.

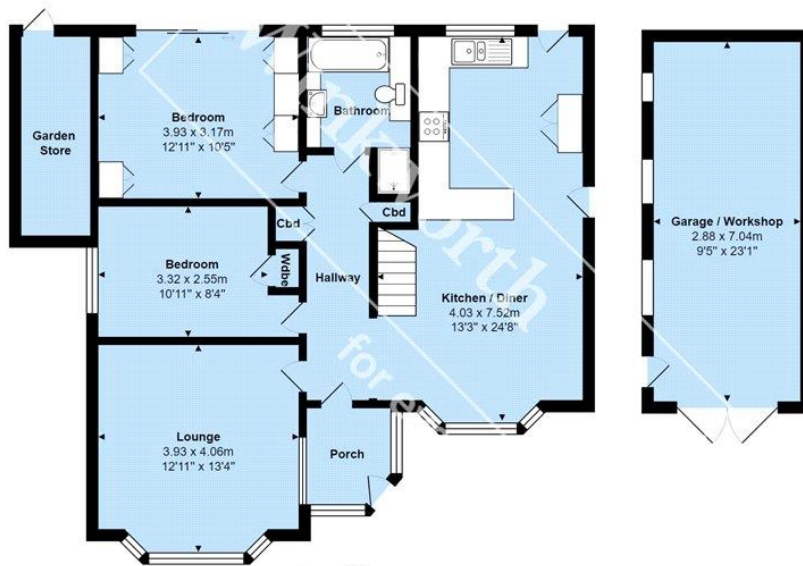








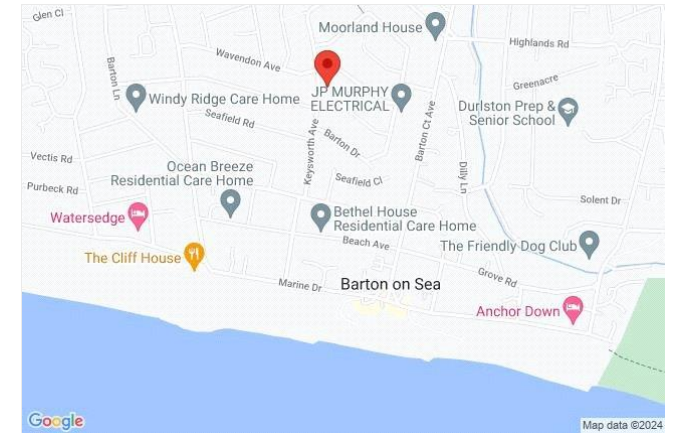
First Floor



Ground Floor



Total Area: 99.5 m<sup>2</sup> ... 1071 ft<sup>2</sup> (excluding garage / workshop, garden store)  
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	<b>A</b>	
(81-91)	<b>B</b>	
(69-80)	<b>C</b>	
(55-68)	<b>D</b>	
(39-54)	<b>E</b>	
(21-38)	<b>F</b>	
(1-20)	<b>G</b>	
Not energy efficient - higher running costs		
	<b>66</b>	<b>82</b>
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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