



Chestnut Avenue,
Barton on Sea, New Milton, Hampshire, BH25 7BQ.

Price £675,000



5



4



4

Robert
Leech

ESTD 1989

Chestnut Avenue

An impressive 1973 built detached home with 5 bedrooms and 4 bathrooms. This property also benefits from a double garage and off road parking for several cars, and is situated on the eastern side of Barton-on-Sea just 0.7 miles from New Milton town centre.

- Built in 1973
 - 5 Beds, 4 Baths, 3 Recepts
 - Off road parking for several cars
 - Double Garage
 - Large south facing garden
 - Walking distance to New Milton
- Town Centre
 - Freehold
 - EPC rating C
 - Council tax band E: £2,168.52pa
 - Living space 1680 sq ft



6.2
MILES

CHRISTCHURCH



1
MILES

NEW MILTON

LOCATION

This property is situated on the eastern side of Barton on Sea, just 0.7miles from New Milton town centre. Barton on Sea is a cliff top village on the Hampshire coast. New Milton town center offers a large Morrisons, as well as a Tesco Express and various retail shops, coffee shops, pubs and restaurants.

EDUCATION

State - New Milton Infant School, 4-7 Years Of Age, Ofsted: Outstanding.

New Milton Junior School, 7-11 Years Of Age, Ofsted: Good.

Hordle CofE (VA) Primary School, 2-11 Years Of Age, Ofsted: Outstanding.

The Arnewood School, 11-18 Years Of Age, Ofsted: Good.

Independant - Durlston Court School, 2-14 Years Of Age.

Ballard School, 2-16 Years Of Age.

Bournemouth Collegiate School, 11-18 Years Of Age.

TRAVEL

New Milton mainline railway station is 0.9 miles away. Services include: Weymouth semi-fast service, the Poole stopping service and trains to London Waterloo via Southampton and Basingstoke.



robertleech.com

OXTED

72 Station Road East,
Oxted,
Surrey RH8 0PG
01883 717272

REIGATE

1-3 High Street,
Reigate,
Surrey RH2 9AA
01737 246246

LINGFIELD

27 High Street,
Lingfield,
Surrey RH7 6AA
01342 837783

LONDON

121 Park Lane
London
W1K 7AG
0207 0791457

GROUND FLOOR

Porch, entrance hall, kitchen/dining room, sitting room, study, garden room, master bedroom with en-suite, bedroom 4, shower room.

- Down-lights to study, kitchen/dining room and sitting room
- Integrated dishwasher, electric oven, microwave, fridge, freezer and induction hob to kitchen
- Doors leading to terrace from garden room and study
- Wood effect flooring to entrance hall and kitchen/dining room
- Built-in bedroom furniture to master bedroom
- Fully tiled en-suite with large walk in shower
- Main living areas overlook the south facing rear landscaped garden
- Fully tiled separate shower room also acting as cloakroom

FIRST FLOOR

Landing, bedroom 2 with en-suite, bedroom 3 with en-suite, bedroom 5.

- All rooms are double rooms
- Both en-suites are fully tiled with showers

OUTSIDE

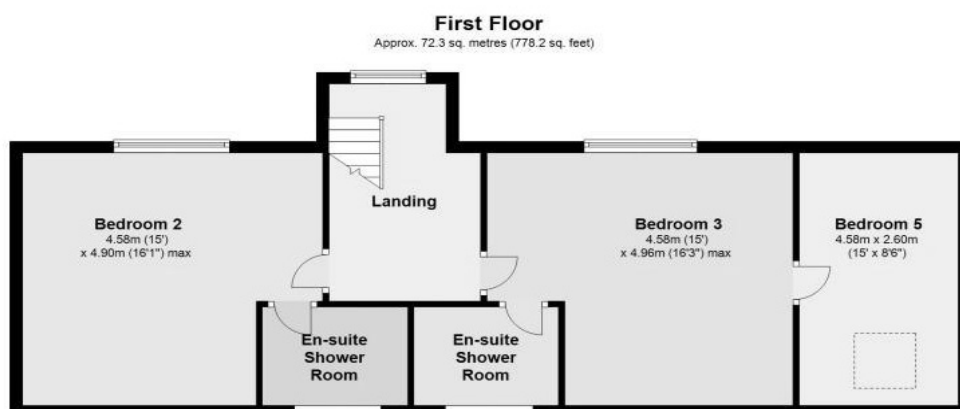
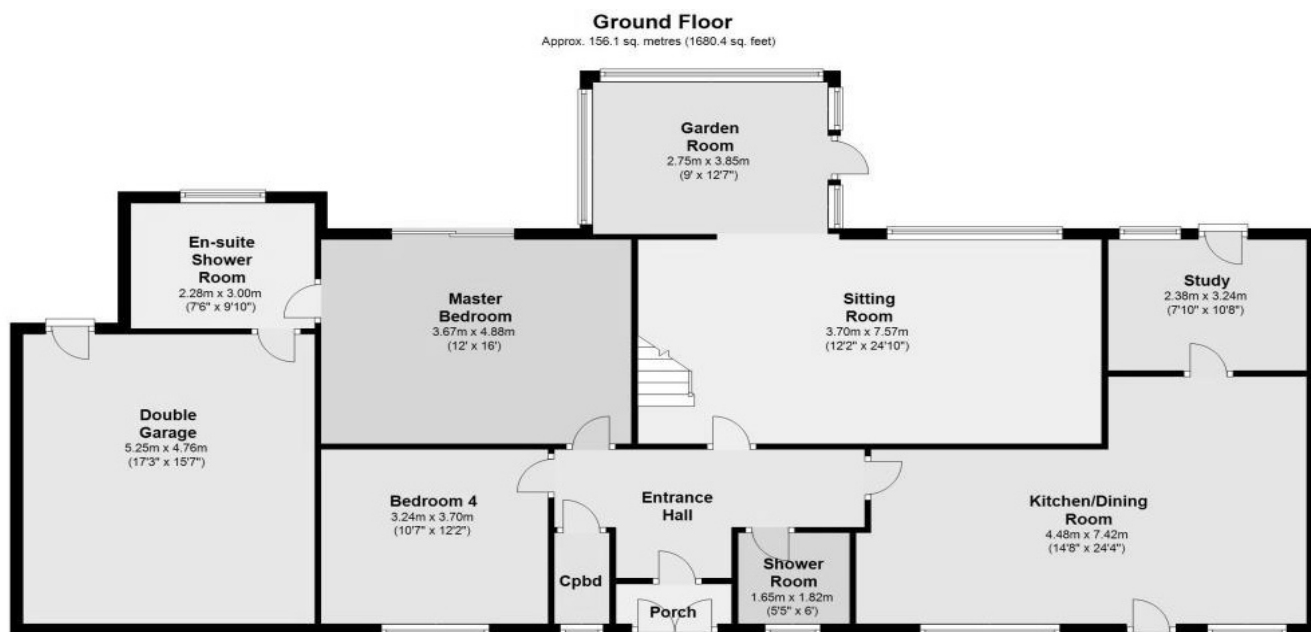
Driveway, double garage, front garden, rear garden.

- Wooden five bar gate to driveway
- Parking for several cars
- Brick paved driveway
- Double garage with electric up and over door
- Side access to rear garden
- Brick paved patio leading to a large lawn
- Garden shed
- Mature flower beds

FAQ'S

- Freehold
- Built 1973
- Purchased 2010
- New Forest District Council
- Tax band E: £2,168.52pa
- Owners are responsible for all boundaries
- Four oak trees on east side of plot have TPOs
- Appliances that will remain include washing machine, fridge freezer and dishwasher
- Mains gas system boiler system (with hot tank)
- Boiler located in attic, last serviced Dec 2019
- Traditional radiator central heating
- Electric underfloor heating to en-suite
- Electrics last professionally checked Dec 2019
- Property is on main sewage
- End of chain





"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

DISCLAIMER. PROPERTY MISDESCRIPTIONS. Whilst every attempt has been made to ensure accuracy of the property details, no responsibility is taken for error, omission or mis-statement. The Agent has not yet tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The agent has not had sight of the title documents.

Robert Leech