

# Littlewood's

Estate Agents

*Town*

*Country*

*Coastal*

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**Completion  
This Autumn**



**22, BEACH AVENUE  
BARTON ON SEA  
NEW MILTON  
HAMPSHIRE BH25 7EJ**

**PRICE: £1,475,000**

**FREEHOLD**

**Telephone: (01425) 614162**

R A LITTLEWOOD - Partner M J LEYTON FNAEA - Partner

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**22, BEACH AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE.**

**This delightful Detached, four bedroom, three reception room home, is currently the subject of major refurbishment and modernisation. Due to be completed in Autumn 2023, situated just a stone's throw from Clifftop Walks at Barton on Sea, the finished article will be a stunning family residence, offering spacious well planned accommodation with all the modern refinements of a quality Build, with contemporary and traditional touches. This beautiful property will be finished to a high standard throughout.**

**SERVICES:** All mains services are available, gas heating and UPVC double-glazing.

**EPC BAND:** To Be Assessed

**COUNCIL TAX BAND:** F

**VIEWING:** Strictly by appointment through

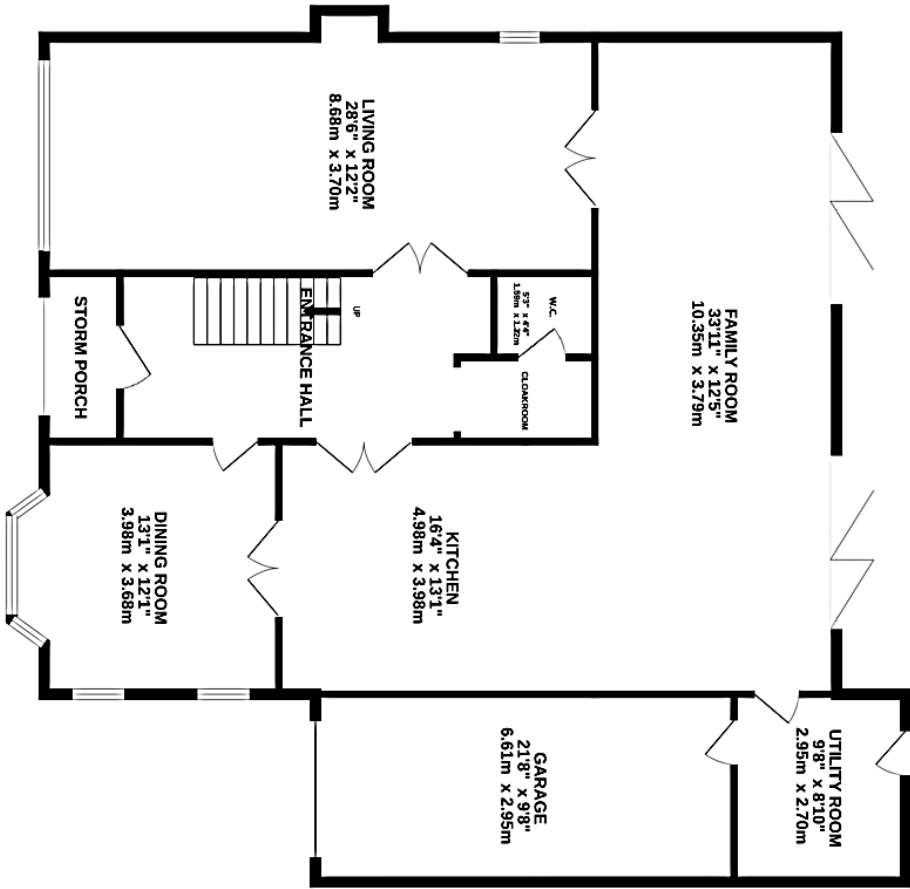


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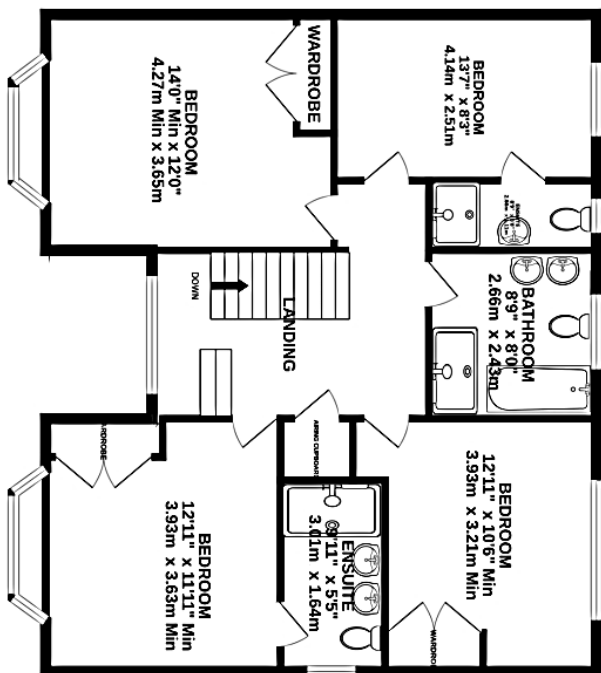


22, BEACH AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE.

GROUND FLOOR  
1700 sq.ft. (158.0 sq.m.) approx.



1ST FLOOR  
939 sq.ft. (87.2 sq.m.) approx.



TOTAL FLOOR AREA: 2639 sq.ft. (245.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**The gardens will be landscaped to a high standard with generous off road parking to the front as well as an integral garage.**

**The rear garden is of a good size and will have a large patio abutting the rear elevation.**

**Agents Notes:**

- 1. The mention of any appliances and/or services within these sales particulars does not imply they are in full and efficient working order.**
- 2. Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information. Do so particularly if contemplating travelling some distance to view the property.**

