



## 42 Chestnut Avenue

BARTON ON SEA, HAMPSHIRE BH25 7BH

# Welcome...

The property is situated in a highly desirable residential area of Barton on Sea and is approached via an attractive five-bar gate, which provides access to a brick-paved driveway with a generous turning area. To the side of the property, there is a carport, beyond which you will find a detached garage incorporating a workshop area and fitted with an electric up-and-over door.





## The ground floor

To the left of the hall is a delightful triple-aspect sitting room, enjoying natural light from east, south, and west-facing windows. The room features wood strip flooring and a charming briquette fireplace with fitted grate. French doors open into a garden room with UPVC windows, offering lovely views over the private west-facing garden. Across the hallway, the dining room also benefits from wood strip flooring and an outlook to the front. A stable door leads through to the kitchen, which can also be accessed directly from the hallway. The kitchen comprises a range of solid oak door units, incorporating a one-and-a-half bowl China sink with mixer taps and drainer. There is space and plumbing for a washing machine, tumble dryer, and dishwasher, as well as space for a cooker.

## The first floor

A staircase with half-turn landing rises to the main landing. There are three bedrooms: a generous double room facing east and south, with a vanity unit and a range of built-in wardrobes. Another good-sized double with useful under-eaves storage cupboard, and a single bedroom ideal as a child's room, guest room, or home office. The family bathroom comprises a ow-level WC, bidet, panel bath with mixer tap, pedestal wash basin, and separate shower cubicle.



Asking Price  
£725,000





## Meet me in the garden

The rear garden enjoys a sunny south and west-facing aspect and is predominantly laid to lawn. A spacious patio extends directly from the Orangery, creating an ideal area for outdoor entertaining. The boundaries are formed by a combination of close-board fencing and part brick walling, affording a high degree of privacy.



The finer details...

## The Property

This attractive detached house is ideally situated on a sought-after tree-lined avenue in Barton on Sea and offers three bedrooms, with excellent potential for extension (subject to the necessary permissions). Please note that certain photographs have been digitally enhanced or virtually staged to illustrate the potential use and layout of the space. All furnishings, fixtures, and decorative elements shown are for guidance only and are not included in the sale. Buyers should rely on physical viewings and floor plans for an accurate representation. No forward chain.

## Location

Within easy reach of the local schools & shops

## Services

All mains services are connected to the property.

## Directions

From our office in the high street proceed out of Lymington on the B305 in a westerly direction on to the A337. At the shell round about take the second turning right along Milford Road continuing along here for approximately 5 miles on reaching the town of New Milton. After the second roundabout take the next turning left into Becton Lane then turn first right onto Chestnut Avenue, follow the road to for a quarter of a mile where the road turns to the left and number 42 will be seen on the right hand side.



## Tenure

Freehold

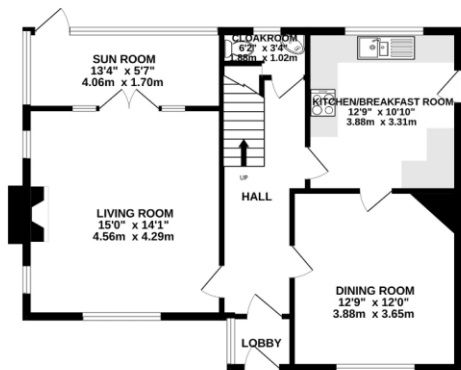
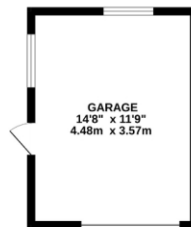
## Tax Band

E

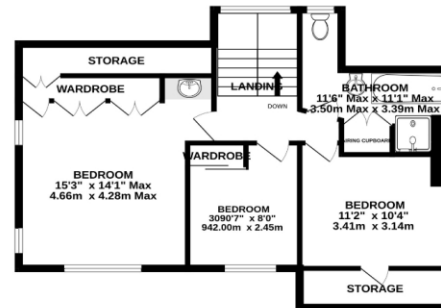
## EPC Rating

E

GROUND FLOOR  
868 sq.ft. (80.6 sq.m.) approx.



1ST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1457 sq.ft. (135.3 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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# Escape & Explore...

*Barton on Sea is a beautiful coastal seaside town which sits on dramatic cliff tops overlooking Christchurch bay with views of the Isle of Wight. Barton on Sea is great if you want peace, nature, sea views and a slower pace of life.*

*The neighbouring town of New Milton has a train station which you can take a direct train to London in 2 hours 15 minutes. The nearest city, Bournemouth, is a 20 minute train where you'll find lovely golden beaches. New Milton high street which is half a mile away offers an extensive range of shops and a lovely community.*

*Another reason for choosing to live life in Barton on Sea is that it is just a stone's throw from the open forest in quaint villages like Brockenhurst, Lyndhurst and Burley, as well as being close to the beautiful beaches of Milford on Sea, or taking the ferry from Lymington for a day trip on the Isle of Wight. When living next to the New Forest and The Solent we really are spoilt for choice when it comes to walks, bike rides, horse riding and sailing.*





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*Scan the QR code to make an enquiry or to book a viewing...*

