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



A FOUR BEDROOM DETACHED CHALET RESIDENCE WITH THREE BATH/SHOWER ROOMS, SITUATED IN AN EXCELLENT RESIDENTIAL AREA, CLOSE TO BARTON CLIFF TOP WITH ADDITIONAL DETACHED ANNEXE ACCOMMODATION, SUITABLE FOR HOME INCOME.

**RECEPTION HALL, SITTING ROOM THROUGH TO KITCHEN/DINING ROOM, CONSERVATORY/SUN ROOM, UTILITY ROOM, GROUND FLOOR BEDROOM FOUR WITH EN SUITE SHOWER ROOM, FIRST FLOOR LANDING, THREE BEDROOMS (MAIN BEDROOM WITH EN SUITE BATHROOM), FURTHER BATHROOM/W.C. ANNEXE WITH OPEN PLAN SITTING/KITCHEN/ BEDROOM, EN SUITE SHOWER ROOM.**

Appointments must be made via the Vendors Agents **Hayward Fox**

# 8 BEACH AVENUE, BARTON ON SEA, NEW MILTON, HAMPSHIRE. BH25 7EJ

**ACCOMMODATION IN DETAIL:** (all measurements are approximate)

UPVC double glazed front door with matching side windows to:

**RECEPTION HALL:** Wood effect flooring, radiator with ornate cover, understairs recess. Double opening doors to:

**SITTING ROOM:** 17'11" x 12'11" (5.46m x 3.94m) excluding bay. Feature fireplace with inset coal effect gas fire, radiator, UPVC double glazed windows overlooking side aspect, further UPVC double glazed bay window overlooking front aspect, double opening doors to:

**OPEN PLAN KITCHEN/DINING ROOM:** 26'4" x 12'2" (8.03m x 3.71m) Kitchen being part tiled comprising inset sink unit with range of work surfaces with abundance of drawers and cupboards below, space for range cooker, matching wall mounted units, integrated Bosch dishwasher, integrated fridge and freezer, wood effect flooring, radiator, through to:

**CONSERVATORY/SUN ROOM:** 12' x 11'9" (3.66m x 3.58m) UPVC double glazed windows and double opening casement doors to the rear garden.

**UTILITY ROOM:** Space and plumbing for washing machine and separate dishwasher, further space for up-right fridge/freezer, radiator, wood effect flooring, UPVC double glazed window overlooking rear garden and further double glazed door giving side access.

**GROUND FLOOR BEDROOM FOUR:** 18'2" x 11'10" (5.54m x 3.61m) Radiator, UPVC double glazed windows overlooking front and side aspects, further double opening double glazed door giving access to the side of the property. Door to:

**EN SUITE SHOWER ROOM:** Comprising inset wash hand basin with mixer tap, storage cupboards below, low level w.c., corner shower cubicle with Mira shower over, chrome heated ladder towel rail, obscure UPVC double glazed window overlooking side aspect.

Stairs from reception hall to:

**FIRST FLOOR LANDING:** Built in airing/linen cupboard, hatch to loft space with ladder providing additional storage.

**BEDROOM ONE:** 17'9" x 12'11" (5.41m x 3.94m) maximum measurements. Radiator, UPVC double glazed window overlooking front aspect, door to:

**EN SUITE BATHROOM:** Being part tiled comprising pedestal wash hand basin, low level w.c., bath with mixer taps and shower attachment, radiator, obscure UPVC double glazed window overlooking rear.

**BEDROOM TWO:** 15'8" x 11'11" (4.78m x 3.63m) Radiator, UPVC double glazed window overlooking front aspect.

**BEDROOM THREE:** 12'4" x 12' narrowing to 9'5" (3.76m x 3.66m narrowing to 2.87m) Radiator, built in wardrobe cupboard, UPVC double glazed window overlooking rear aspect.

**BATHROOM:** Comprising inset wash hand basin with mixer taps, storage cupboard below, low level w.c., bath with mixer taps and separate shower over. UPVC double glazed window overlooking rear aspect.

## **OUTSIDE:**

The property has a pleasant frontage with brick walling to the front boundary. The front gardens are stoned/shingled with further lawned area and off road parking. Gates giving access to the side of the property, providing further off road parking and leading to:

**DETACHED ANNEXE:** (formerly the garage) 18'10" x 18'3" (5.74m x 5.56m)

**KITCHEN/SITTING/BEDROOM:** KITCHEN area comprising bowl and a third sink unit with mixer taps, adjoining work surfaces with drawers and cupboards below, inset four ring Zanussi electric hob with built in double oven and grill unit below, extractor over, matching wall mounted units, further space for fridge, gas fired central heating boiler, part tiled flooring, two radiators. Two pairs of UPVC double glazed opening casement doors. Door to

**EN SUITE SHOWER ROOM:** Predominately tiled comprising inset wash hand basin with mixer tap and storage cupboard below, low level w.c., good sized walk in tiled shower cubicle with separate shower over, tiled flooring, chrome heated towel rail, obscure UPVC double glazed window overlooking side aspect.

## **OUTSIDE:**

The front gardens are bordered by walling to the front boundary with good off road parking and further lawned garden. Side gate gives access and additional parking. Side trellising provides a screen and leads to:

**THE REAR GARDEN,** being predominately lawned, enclosed by fencing on three sides.

**DIRECTIONAL NOTE:** From the traffic lights in the centre of New Milton proceed in a southerly direction along Station Road, taking the second turning right into Barton Court Road. At the traffic lights continue straight ahead into Barton Court Avenue and continue towards the cliff top. Carry along for approximately a third of a mile, turning right into Beach Avenue, where the property is situated a short way along on the right hand side and is numbered.