

46 Western Avenue, Barton On Sea, BH25 7PZ



£475,000



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Hampshire  
BH25 6DQ

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An ideally positioned two double bedroom detached bungalow, which is situated on a mature and attractive west facing plot only a few hundred yards from Barton on Sea clifftop and beach.

### DESCRIPTION

The bungalow is a spacious bright and airy detached residence, which was built in approximately in the 1970's to traditional standards. There is a large entrance porch to the front with a tiled floor and ample space for coat hanging and timber glazed casement doors leading into the inner hall which has wood effect flooring, a cloakroom with WC and access into the vast loft space. In the loft space there is a loft ladder and a recently fitted Nuiare dry moisture conditioning unit. There are two double bedrooms to the front of the property enjoying the view over the front garden, both with custom fitted black out blinds and excellent built in storage. Bedroom one also has a ceiling hung fan with light. The large kitchen/breakfast room has a door to the side driveway and a window with a beautiful outlook over the garden. There is vast worktop space and an excellent range of wall and base storage units with a timber glazed display cabinet and spaces for all appliances including a dishwasher, a tall fridge/freezer and a washing machine and there is a wall hung Worcester boiler. The lounge is an excellent size and is located to the rear of the property. There is a recently fitted gas fire with glass front and an attractive bath stone surround with



### DESCRIPTION CONT...

The west facing rear garden has two patio areas and two large sheds.

If you enjoy stretching your legs, look no further than Barton-on-Sea for magnificent coastal walks. With the start of the majestic Solent Way just a stone's throw away, it's an ideal base for anybody who loves the great outdoors - whatever the season. Barton beauty spots include the cliff tops which have a golf club and a breathtaking sweep of coastal scenery stretching from Milford-on-Sea to Hurst Castle and the Isle of Wight. The beach offers safe swimming and the famous fossil beds. Nature lovers should head for Ballard Lake, the water meadows and Barton Common.



### VIEWING ARRANGEMENTS

Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

We offer accompanied viewings seven days a week.



### DIRECTIONAL NOTE

From our Office in Old Milton Road proceed down the road until reaching the junction with A337 then turn right and continue until reaching Western Avenue on the left hand side.



### SURVEY

Require a survey? Visit our website [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk) for further information.



### WEB SITE

Visit our new improved website at [www.rossnicholas.co.uk](http://www.rossnicholas.co.uk)

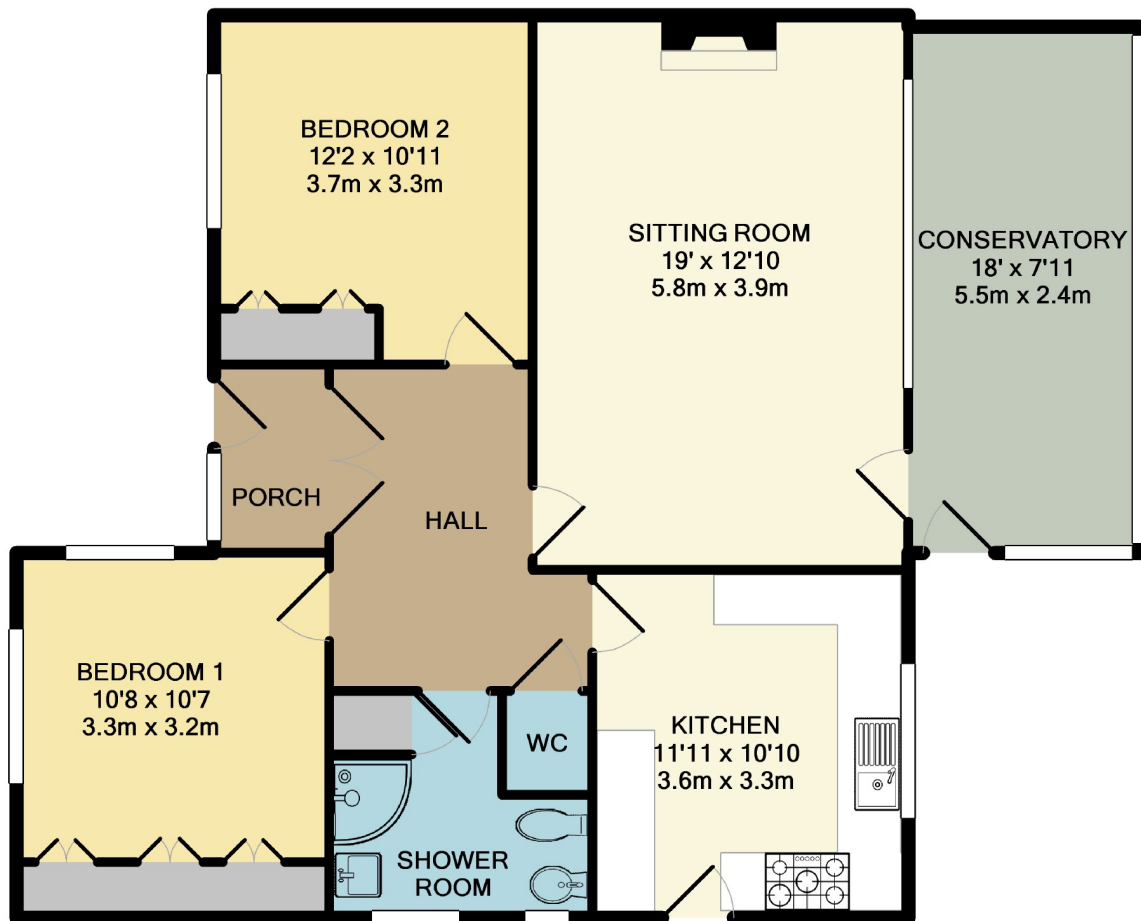




### **PLEASE NOTE**

All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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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