



**18 Chestnut Avenue, Barton On Sea, Hampshire. BH25 7BH**

**£885,000**



**Ross Nicholas & Company Limited**  
9 Old Milton Road, New Milton. Hampshire.  
BH25 6DQ  
01425 625 500





**18 Chestnut Avenue, Barton On Sea, New Milton, Hampshire. BH25 7BH**  
**£885,000**

**A character versatile four bedroom house located in a highly sought after road within equal distance of New Milton Town Centre and Barton on Sea Cliff top. Features of the property include Entrance Hall, large 'L' shaped Lounge and Dining Area, Kitchen, Ground Floor Bedroom Four/Dining Room, Study, Utility Room, Ground Floor Shower Room, Three Bedrooms to first floor, Main Bathroom, Off Road Parking, Tandem Garage, large private Gardens. Sole Agents.**



## COVERED ENTRANCE

Covered recessed entrance with Quarry tiled flooring, ceiling light and original front door leading to:

## ENTRANCE HALL

Staircase to first floor landing, panelled radiator, UPVC double glazed window to side elevation, Oak flooring. Coats cupboard with hanging hooks and wall light.

## L SHAPED SITTING ROOM (22' 2" x 23' 0" Max) or (6.76m x 7.00m Max)

'L' Shaped Sitting/Dining Area. UPVC double glazed windows to the front elevation, two panelled radiators, TV aerial point, power points, recessed electric fire with ornate surround and tiled hearth. Display recesses to side. Smooth finished ceiling, Oak flooring, UPVC double opening French doors with matching side screens providing access to rear garden. Open way through to:



## KITCHEN BREAKFAST ROOM (16' 1" x 11' 6") or (4.91m x 3.51m)

Aspect to both side and rear elevations through UPVC double glazed windows. Butler style sink with monobloc mixer tap set into a working surface extending along two walls with range of base drawers and cupboards beneath. Integrated dishwasher, water softener, recess for American style fridge/freezer with water connection and storage cupboard over. Fitted Bosch electric oven with combi microwave oven over and glazed display unit to side. Smooth finished ceiling, recessed lighting. Additional work surface with base drawers and cupboards beneath, five ring gas hob with stainless steel extractor canopy over and tiled splash back. UPVC double glazed door providing access onto side elevation. Tiled flooring, breakfast bar leading onto Dining Area with seating for three and recessed illuminated wine store with recessed store to side.



## BEDROOM 4 (15' 10" x 10' 6") or (4.82m x 3.19m)

Aspect to the front elevation through UPVC double glazed window. Ceiling light point, two panelled radiators, power points. Consumer unit.

## STUDY (13' 3" x 10' 6") or (4.05m x 3.19m)

Aspect to the side elevation through UPVC double glazed windows. Smooth finished ceiling, wall lights, panelled radiator, power points. Door leading to:

## UTILITY ROOM (10' 2" x 7' 1") or (3.10m x 2.15m)

Aspects to both rear and side elevations through UPVC double glazed windows. Ceiling light, double panelled radiator, work surface with recess for washing machine and tumble dryer beneath and storage over. Door provides access onto rear garden.



## SHOWER ROOM

Aspect onto rear elevation through UPVC double glazed window. Smooth finished ceiling, ceiling light, extractor fan, low level WC, pedestal wash hand basin with tiled splash back, tiled flooring, shower cubicle with thermostatically controlled shower unit and glazed door, wall mounted mirror with light.

## FIRST FLOOR LANDING

Aspect to both rear, front and side elevations, one of which being UPVC double glazed. Smooth finished ceiling, ceiling light, panelled radiator, hatch to loft area with pull down ladder.

## BEDROOM 1 (12' 4" x 11' 7") or (3.77m x 3.53m)

Aspect to the front elevation through UPVC double glazed windows. Smooth finished ceiling, ceiling light, panelled radiator, power points.

## BEDROOM 2 (11' 10" x 9' 7") or (3.60m x 2.91m)

Aspect to the rear elevation through UPVC double glazed window, smooth finished ceiling, ceiling light, panelled radiator.

## BEDROOM 3 (10' 1" x 7' 2") or (3.07m x 2.19m)

Aspect to the front elevation through UPVC double glazed window, ceiling light, double panelled radiator, power points. Recessed wardrobe with hanging rail.



## BATHROOM (7' 10" x 6' 5") or (2.38m x 1.95m)

Aspect to the rear elevation through UPVC double glazed window. Smooth finished ceiling, recessed lighting. Tiled wall surrounds with 'P' shaped bath unit. Monobloc mixer tap, thermostatically controlled shower with rain effect shower head, shower attachment, curved glazed screen, low level WC, wash hand basin with monobloc mixer tap. Storage cupboard beneath with mirror and light over, heated towel rail.

## SEPARATE WC

Aspect to the rear elevation through UPVC double glazed window. Low level WC, wall hung wash hand basin with tiled splash back and mirror over. Eaves storage cupboard and panelled radiator.

## GARAGE

The tandem garage has up and over door, power and light. Aspect to the side elevation and personal door leading out onto Resin side pathway which continues to the rear garden.



## OUTSIDE

The front garden is designed for easy maintenance with in and out driveway providing off road parking for five to six cars. The remainder of the garden has a selection of shrub and flower beds. Outside lighting and EV charging point. The driveway provides access to:

## REAR GARDEN

Large Resin patio extending to the rear of the property with a central pond with the remainder of the garden being mostly laid to lawn with a selection of shrub and flower beds. The garden is bounded behind fencing and enjoys numerous outbuildings including large sheds located to the rear boundary and greenhouse. The garden also benefits from space and connections for hot tub, outside water, power and lighting.

## VIEWING ARRANGEMENTS

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

## DIRECTIONAL NOTE

From our Office in Old Milton Road turn right at the traffic lights into Station Road and take the second turning right into Barton Court Road. Proceed until reaching the traffic lights and cross over into Barton Court Avenue. Proceed until reaching Highlands Road on the left then take the third turning left into Chestnut Avenue.

## PLEASE NOTE

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.

## BUYERS NOTE

Successful buyers will be required to complete online identity checks provided by Lifetime Legal. The cost of these checks is £45. inc VAT per purchase which is paid in advance directly to Lifetime Legal. This charge verifies your identity in line with our obligations as agreed with HMRC and includes mover protection insurance to protect against the cost of an abortive purchase.

## Tenure

The resale tenure for this property is Freehold

## Council Tax

The council tax for this property is band F



GROUND FLOOR  
1096 sq.ft. (101.9 sq.m.) approx.




1ST FLOOR  
558 sq.ft. (51.9 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 1655 sq.ft. (153.7 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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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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