

Charming three bedroom cottage in a prime Barton on Sea position, beautifully presented throughout with a stunning private garden, coastal views and garage. Just a 10 minute drive from Milford on Sea



FELLS
COASTAL

LINK COTTAGE FIRST MARINE AVENUE, BARTON ON SEA

£475,000 FREEHOLD





Set within the sought after coastal setting of Barton on Sea, and just a 10 minute drive from Milford on Sea, this attractive three bedroom home offers well presented accommodation, a good standard of modernisation and well maintained gardens to both the front and rear. This property benefits from under floor heating to the ground floor. The property combines a bright and practical layout with a particularly convenient position close to the seafront and surrounding coastal amenities.

The property is approached via a small front garden, laid with artificial grass for ease of maintenance and complemented by established planting and a selection of flower pots. A bright glazed porch provides the main entrance to the house, with extensive glazing creating a light and welcoming approach. There is space within the porch for seating and storage, together with direct access into the main accommodation.

The entrance hall leads through to the principal rooms, with the spacious and modern living room positioned to the left. This well proportioned room benefits from large glazed doors opening directly onto the front garden, allowing plenty of natural light into the space and providing direct access outside. The contemporary presentation continues throughout, with large format tiled flooring and a neutral colour scheme creating a clean and modern finish.

The kitchen and dining room occupies the centre of the ground floor and has been fitted with a range of contemporary white units, complemented by integrated appliances and tiled flooring. There is a good amount of work surface and storage, together with a separate dining area. The room benefits from access to both the front and rear gardens, with double doors opening onto the front garden and providing excellent natural light. The arrangement gives the ground floor a strong connection with the outside areas while maintaining a practical division between the principal living spaces.

A modern downstairs cloakroom completes the ground floor.

The first floor provides three bedrooms and two bathrooms. The principal bedroom is particularly spacious and features a large fitted wardrobe and space for a wall mounted television, together with an ensuite bathroom and space for a wall mounted television. The ensuite has a contemporary finish and comprises a bath with shower over, wash basin and WC.

The second bedroom is a further well proportioned double room with fitted storage, while the third bedroom is currently arranged as a single. The accommodation is completed by a separate modern shower room serving these two bedrooms.

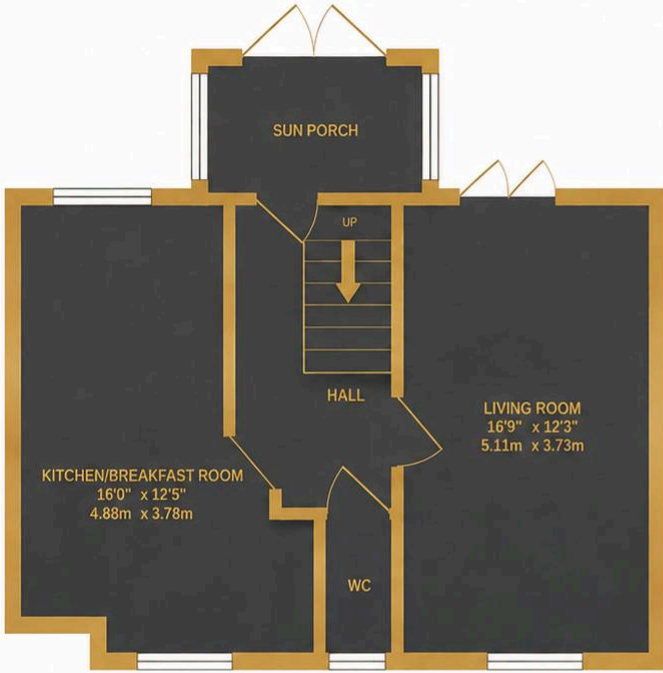
The rear garden is a further feature of the property and has been carefully maintained with a low maintenance design. A paved garden surrounded by established raised flowerbeds and mature planting with a seating area occupying the centre. The garden is gated and enclosed by fencing and has a private and sheltered feel.

There is also a garage situated within a nearby block, providing useful additional parking and storage.

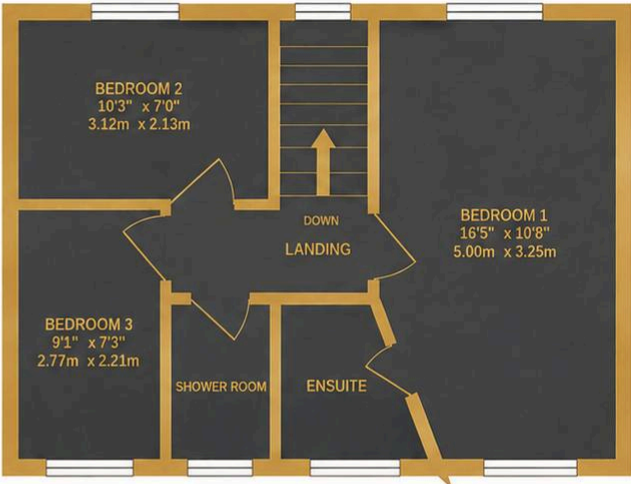
The property benefits from a well considered layout, with good proportions throughout and a consistent modern finish. The glazed porch, large doors and windows provide particularly good levels of natural light, while the gardens have been designed to offer attractive outdoor space with minimal maintenance.



GROUND FLOOR
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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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