



Winkworth
for every step...

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22 ELDON AVENUE, BARTON-ON-SEA BH25 7LL PRICE £475,000 FREEHOLD

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An extremely well-positioned two double bedroom bungalow with a good-sized mature rear garden.

22 Eldon Avenue, Barton-on-Sea BH25 7LL

Price £475,000 Freehold

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Situation:

Barton-on-Sea is a very popular coastal village, with its beautiful beaches and is conveniently situated between Lymington to the East along with stunning Christchurch Harbour, Hengistbury Head and Bournemouth to the West.

The popular Barton-on-Sea golf course is a short drive away (1.5 miles).

The local train station provides direct links to London Waterloo from New Milton. There are excellent local airport links from both Southampton and Bournemouth, as well as ferry links to the Isle of Wight from Lymington.

Description:

An extremely well-positioned two double bedroom bungalow with a good-sized mature rear garden. Offering scope for improvement subject to necessary permissions.

Good size lounge/diner with access to the conservatory.

Well fitted kitchen with integrated cooking appliances, with space and plumbing for washing machine.

Two double bedrooms to the front aspect both benefiting from fitted wardrobes.

Study with en-suite w/c.

Large conservatory with attractive outlook to the rear.

Mature garden mainly laid to lawn, with mature shrub borders.

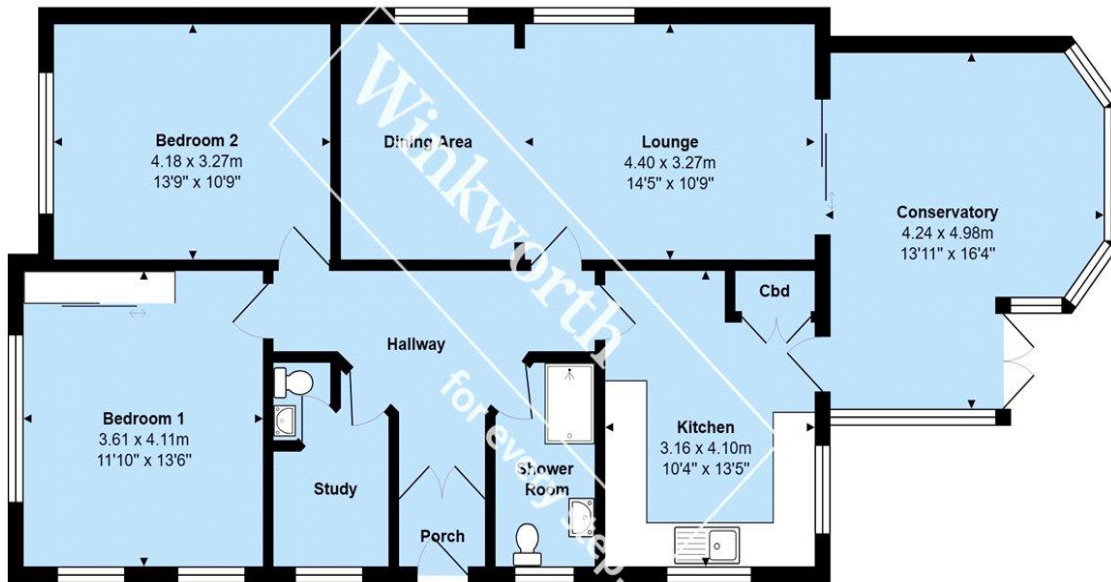
Summary:

- Two double bedrooms
- Good size lounge/diner
- Conservatory
- Fitted kitchen.
- Study
- Bathroom
- Garden
- Council tax band D

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. Take the second exit and continue on Christchurch Road A337, turn right onto Sea Road. Take second left onto Wavendon Avenue then second left onto Eldon Avenue where the property can be located.





Total Area: 102.8 m² ... 1106 ft²
 All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	