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18 HEATHWOOD AVENUE, BARTON-ON-SEA BH25 7LW PRICE: OFFERS OVER £500,000 FREEHOLD



for every step...

# Detached bungalow with South facing garden on this excellent road in Barton.

18 Heathwood Avenue, Barton-on-Sea BH25 7LW 01425 270 055

Price: Offers Over £500,000 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 (circa 2.1 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:

Entrance porch leading into entrance hall with ample storage cupboards and airing cupboard.

Reception room with brick feature fire surround, coving, picture rail, and sliding glazed doors leading out to the patio.

Kitchen/diner with cream coloured wall and base cabinets, recently fitted wood laminate worktop and attractive ceramic 'Franke' sink and drainer with mixer tap, window overlooking the garden, spaces for range cooker and washing machine, space for table and chairs, and a back door leading out to the side return.

Double bedroom one, which is an excellent size with ample space for furniture and built-in wardrobes. Window to front aspect.

Double bedroom two, which is also a really good size window to front aspect.

Bedroom three currently used as a study with windows to the side aspect.

Bathroom, which is well fitted with a white three-piece suite, tiled to the ceiling with an ample sized glazed sliding door shower cubicle with a 'Triton' electric shower, ladder radiator, window to side aspect.

The garden to the rear is exceedingly attractive with a lovely variety of mature shrubs and trees. The house also has a good frontage with a front garden, laid to lawn with a selection of attractive shrubs.

The gravel driveway provides ample parking space and there is a single garage.

## Summary:

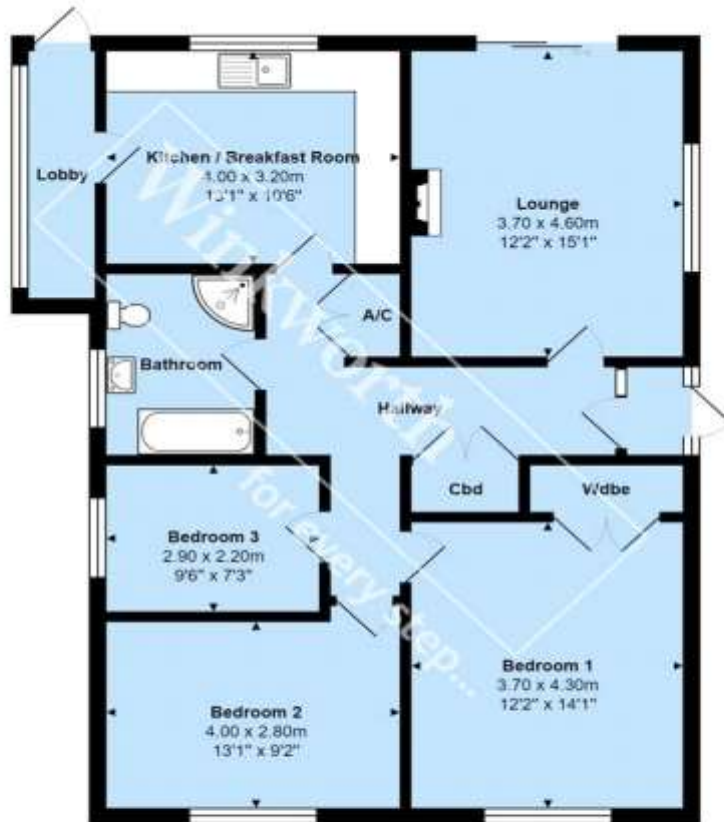
- Three bedrooms
- Fitted kitchen/diner
- Reception room
- Bathroom
- South facing rear garden
- Gravel driveway with ample parking
- Single garage
- NFDC Council tax band D

## Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout and take the second exit onto the A337 Christchurch Road. Continue on this road and take the fifth turning on the right onto Sea Road. Then take the second turning on the left onto Wavendon Avenue and first left onto Heathwood Avenue where the property can be located.







Total Area: 86.8 m<sup>2</sup> ... 935 ft<sup>2</sup>

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	82
(69-80)	C	
(55-68)	D	65
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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