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26 ELDON AVENUE, BARTON-ON-SEA BH25 7LL PRICE £525,000 FREEHOLD

Winkworth

for every step...

A well-presented two/three bedroom bungalow located in a quiet avenue in Barton-on-Sea.

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

Price £525,000 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:

A well-presented two/three bedroom bungalow located in a quiet avenue in Barton-on-Sea. The property is bright and airy with the principal rooms boasting double aspects and is sited on a superb plot.

The accommodation comprises -

Spacious entrance hall with double cloak cupboard and airing cupboard.

Large living room with an attractive bay window to the front, feature gas fire and surround.

Kitchen/breakfast room to the front of the property, with attractive outlook over the road, with space for fridge/freezer and plumbing for a washing machine. Door leading to side access.

Reception room to the rear with patio doors leading to conservatory and large picture window to the south elevation with double fitted cupboards. This room could easily be arranged as a large double bedroom if desired.

Glazed conservatory leading out to the rear garden and patio.

Principal bedroom overlooking the rear garden with fitted double wardrobes.

Bedroom two with window to East elevation, good size single bedroom, or fantastic office.

Family Shower room with hand basin and separate WC.

Attractive Southeasterly aspect garden, mainly laid to lawn with areas of patio, shrubs, and mature planting, detached single garage leading out to the driveway.

Front garden is mainly block paving providing ample of off-road parking for multiple vehicles.

The property benefits from gas fired central heating fired by a modern Worcester Bosch Combi boiler and is offered with no forward chain.

Summary:

- Two bedrooms
- Two reception rooms
- Kitchen/breakfast room
- Conservatory
- Family shower room
- Front and rear gardens
- Off road parking for several cars
- Council tax band D
- Offered with no forward chain

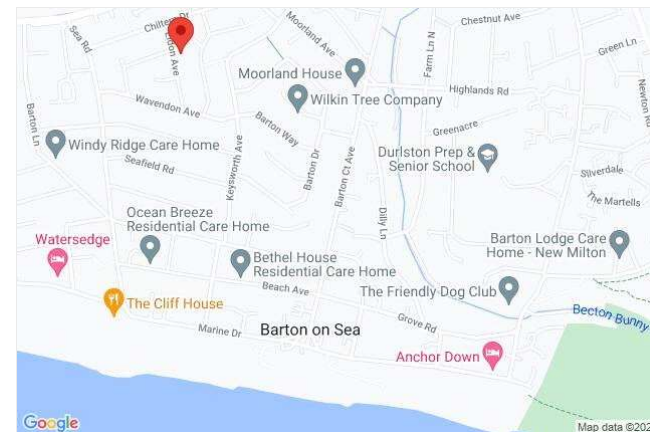
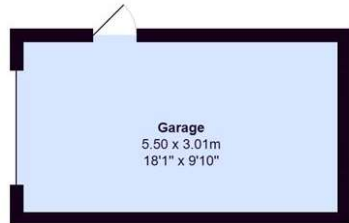
Directions:

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, then 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: 96.4 m² ... 1038 ft² (excluding garage)
 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		81
(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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