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3 ELDON CLOSE, BARTON-ON-SEA BH25 7LN PRICE £650,000 FREEHOLD

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# Quietly situated bright chalet in Barton on Sea.

3 Eldon Close, Barton-on-Sea BH25 7LN

Price £650,000 **Freehold**

01425 270 055

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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:

Ground floor: Entrance Hall

Good sized living room with feature fireplace, opening into dining area, with double aspect overlooking the rear and side garden.

Fitted kitchen with wall and base units and back door leading to utility room and then out into the garden

Two double bedrooms both with fitted wardrobes.

Third bedroom or study with access to the southerly facing rear garden.

Recently updated shower room with built in vanity units and walk in shower.

Stairs leading up to the first floor:

Double bedroom with en-suite shower room.

The property sits on a wide plot, with gardens to the front, side, and rear. The front garden is beautifully arranged with attractive borders, lawn, and areas of patio. The rear is mainly low maintenance with patio and areas laid to shingle.

The large brick paved driveway is a great size leading to the detached double garage.

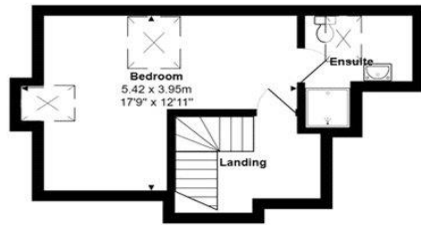
## Summary:

- Three bedrooms
- Fitted kitchen
- Living room with dining area
- Two bathrooms
- Driveway with double garage
- Garden
- Council tax band D

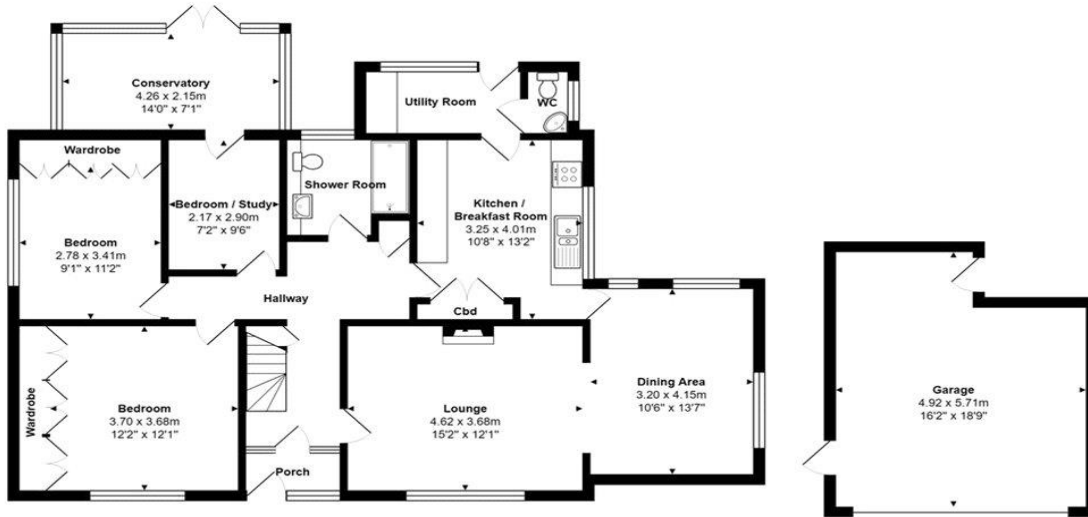
## Directions:

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, then turn right onto Sea Road. Take second left onto Wavendon Avenue then second left onto Eldon Avenue and first left onto Eldon Close where the property can be located.





First Floor



Ground Floor



Total Area: 168.5 m<sup>2</sup> ... 1814 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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>		<b>78</b>
(55-68)	<b>D</b>	<b>61</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	

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