

12 Carlton Avenue, Barton on Sea, New
Milton, Hampshire, BH25 7PS

Asking Price **£535,000**



Bedrooms



Living



Bathroom



Parking



EST
1992

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Slades Estate Agents

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A two bed bungalow, just five minute walk from the cliff top...

JUST A FIVE MINUTE WALK FROM BARTON CLIFF TOP, A VERY NICELY PRESENTED, BRIGHT AND AIRY TWO BEDROOM DETACHED BUNGALOW. WITH A FULLY FUNCTIONING HOME OFFICE, AND PARKING FOR SEVERAL VEHICLES, THE PROPERTY HAS MUCH TO OFFER.

Porch leads into entrance hall. There is a very useful laundry room with space for washing machine and tumble dryer and is where you can locate the modern gas boiler. Doors to accommodation.

There is a cosy dual aspect sitting room at the front of the bungalow.

On the rear, with doors into the garden is modern dual aspect kitchen diner. It has a range of eye and base level units with cupboards and drawers. Integrated appliances include an eye level double oven and dishwasher, and there is space for a tall freestanding fridge freezer.

Two double bedrooms, the master is dual aspect and has fitted wardrobes.

The tiled bathroom comprises a bath, shower cubicle, wash hand basin and WC, and has a

heated towel rail and an obscured glazed window.

Outside

The front garden is laid to lawn with shrubbed borders, a footpath leads to the front door, and there is an area of shingle. There is off road parking for several vehicles, and double wooden gates that lead down one side into the rear garden.

The private garden has a patio on the immediate rear of the bungalow, with the remainder laid to lawn and bound by fence panels. There is a garden shed.

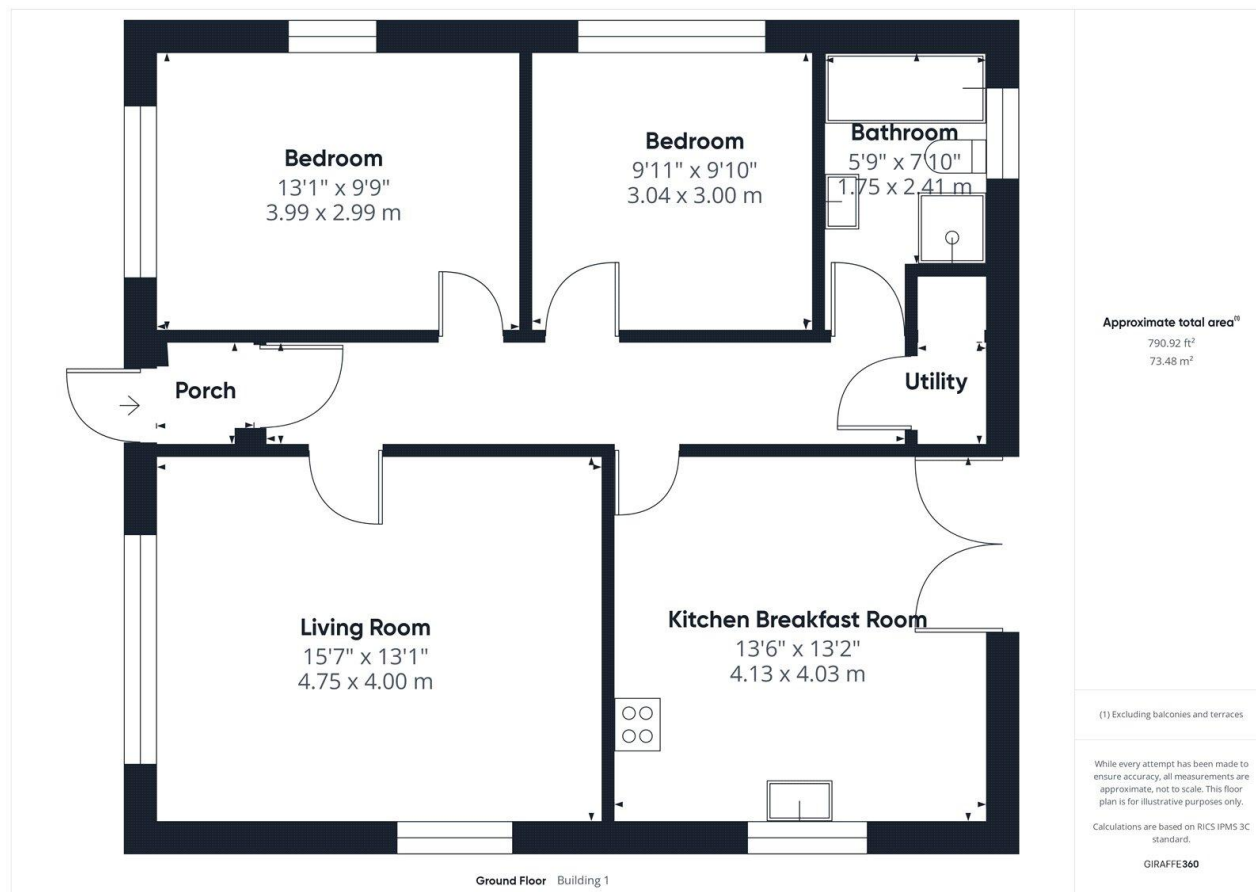
The home office/cabin has power and light and is insulated. It has been hard wired for internet use and has an electric heater.

Council tax band D.



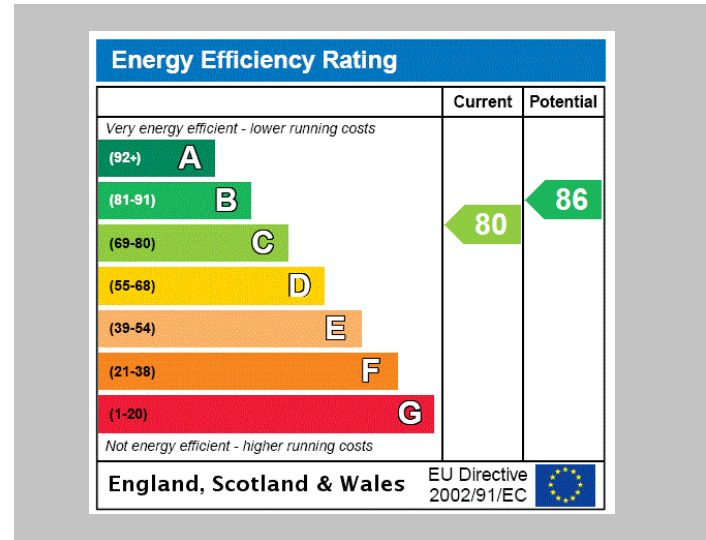
KEY POINTS

- Five minute walk from Barton cliff top
- Two double bedrooms
- Full functioning home office
- Parking for several vehicles
- Modern kitchen breakfast room with doors into the garden
- Useful laundry room
- Private rear garden



The Consumer Protection from Unfair Trading Regulations 2008 (CPRs). These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are NOT necessarily included. Interested Parties are advised to check availability and make an appointment to view before travelling to see a property.

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