



*9 Westminster Court, Barton On Sea, BH25 7EL*

*£270,000*

**Mitchells**  
1963 — TODAY







*9 Westminster Court  
Marine Drive  
Barton On Sea  
Hampshire  
BH25 7EL*

A bright and airy two double bedroom first floor apartment enviably located in this popular clifftop block offering lovely south facing sea views from the sitting/dining room, balcony and master bedroom. The property is offered with no forward chain and other features include 134 years remaining on the lease, a garage, a west facing balcony, a good sized kitchen and only a few steps from the beautiful coastal walks to both Milford on Sea and Highcliffe on Sea.

- Entrance Hall
- Sitting/Dining Room
- Balcony
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Garage
- Communal Grounds
- Visitor Parking



## The Property

Entrance hall with timber effect flooring, security entry phone and store cupboard

Good sized double aspect sitting/dining room with UPVC double glazed sliding doors onto the balcony and lovely far reaching, south facing sea views

Good sized balcony with stainless steel balustrade enjoying fantastic far reaching sea views

Kitchen/breakfast room fitted with a range of oak effect wall and base units with a contrasting light worktop and an inset one and a half bowl sink unit with mixer tap over, breakfast bar, space for cooker, washing machine and slimline dishwasher, part tiled walls, glass fronted display cabinet, integrated fridge and separate freezer

Two double bedrooms with the master bedroom having a good range of built in bedroom furniture and lovely sea views

Fully tiled bathroom fitted with a white suite comprising a panel bath with a mixer tap and independent Triton shower over and glass shower screen, wash basin, WC, ladder style heated towel rail and timber effect flooring

No forward chain







## *Gardens & Grounds*

Westminster Court stands in its own well maintained gardens and grounds the upkeep of which is paid for out of the annual maintenance.

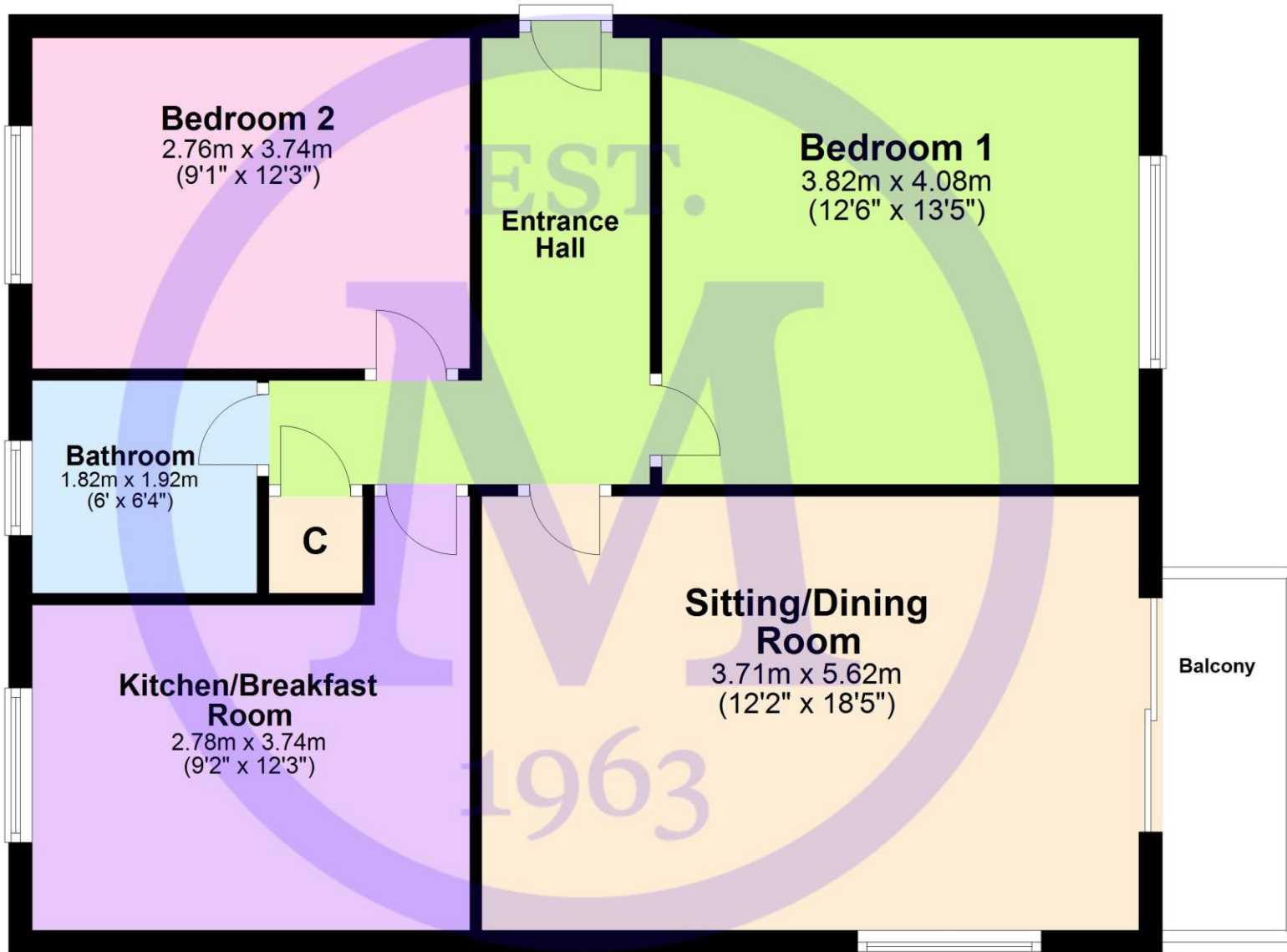
There is a garage in a block to the rear with up and over door and areas of visitor parking.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band C
- Energy Performance Rating E

# First Floor

Approx. 72.0 sq. metres (774.5 sq. feet)



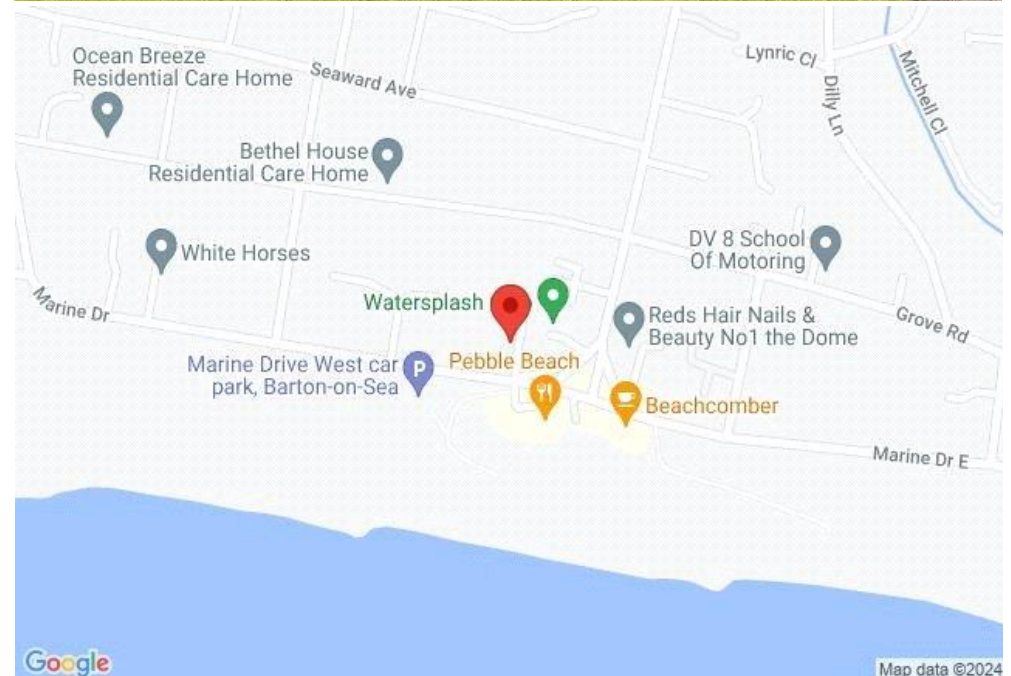
Total area: approx. 72.0 sq. metres (774.5 sq. feet)

## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells turn right at the traffic lights and proceed along Station Road. Take the second turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue, upon reaching the clifftop turn right into Marine Drive where Westminster Court will be seen after a short distance on the right hand side.







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