



*8 Barton House, Barton On Sea, BH25 7EF*

£525,000

**Mitchells**  
1963 — TODAY





*8 Barton House*  
*Barton On Sea*  
*New Milton*  
*BH25 7EF*

This truly stunning two double bedroom first floor apartment is situated on Barton clifftop with panoramic views stretching from The Needles on The Isle Of Wight to Old Harry Rocks. The property has been updated in recent years and features include a high specification kitchen/dining room, two balconies, master bedroom with luxury ensuite and dressing room, lift to all floors and garage.

- Entrance Hall
- Sitting Room
- Kitchen/Dining Room
- Two Double Bedrooms
- Family Bathroom
- Ensuite Shower Room
- Dressing Room
- Two Balconies
- Share Of Freehold
- Garage
- Parking





## The Property

Entrance hall with karndean style flooring stretching through the whole of the apartment, airing cupboard housing the mega flow pressured hot water cylinder, storage cupboard housing electrical consumer unit and plenty of shelving and storage.

Double casement doors lead through to the sitting room which has a bright and airy double aspect, feature fireplace with inset electric fire, marble hearth and ornate mantle, two UPVC windows, TV aerial point, sliding double casement doors lead through to the kitchen/dining room, space for four seater table and chairs and three piece suite, two double radiators and book case.

The kitchen/dining room is a particular feature of this property having recently been refitted to an extremely high standard and now consisting of white gloss wall and base units with a contrasting marble effect worktop, under counter lighting, utility cupboard with plumbing for a washing machine with additional shelving/storage and built in appliances include dishwasher, AEG oven, microwave, four burner induction hob with extractor fan over, corner carousel, additional magic corner, one and a half bowl sink with mixer tap over and drainer, fridge freezer, pull out larder cupboard and cupboard housing the recently fitted Valent boiler. There is a breakfast bar, space for a four seater table and chairs, UPVC window and double glazed door leads out to a spacious balcony with panoramic and uninterrupted sea views.

The luxury family bathroom has fully tiled walls and a modern suite comprising a panel bath with mixer tap over and hand held shower attachment, glass shower screen, WC with hidden cistern, wash hand basin with mixer tap over and storage beneath, mirror with built in light, chrome heated towel rail and medicine cabinet.

Bedroom two is a fantastic sized double with built in wardrobes, a bright double aspect benefiting from views across to The Isle Of Wight, ample space for double bed, bedside cabinets and currently used as a home office and gym.

The master bedroom is a fantastic room with space for a king sized bed, walk in dressing room with built in wardrobes and luxury ensuite shower room with walk in double shower, thermostatic shower attachment, WC with hidden cistern, wall hung wash hand basin with mixer tap over and storage beneath, mirror fronted medicine cabinet, heated towel rail and automatic lighting. Also off of the master bedroom is a private balcony accessed via a glazed door and giving ample space for outside dining and enjoying views from The Needles across to Old Harry Rocks.

The property must be viewed to be fully appreciated and benefits from a share of freehold.





## *Gardens & Grounds*

To the front of the property is an area of communal garden, the maintenance of which is paid for out of the annual maintenance charge.

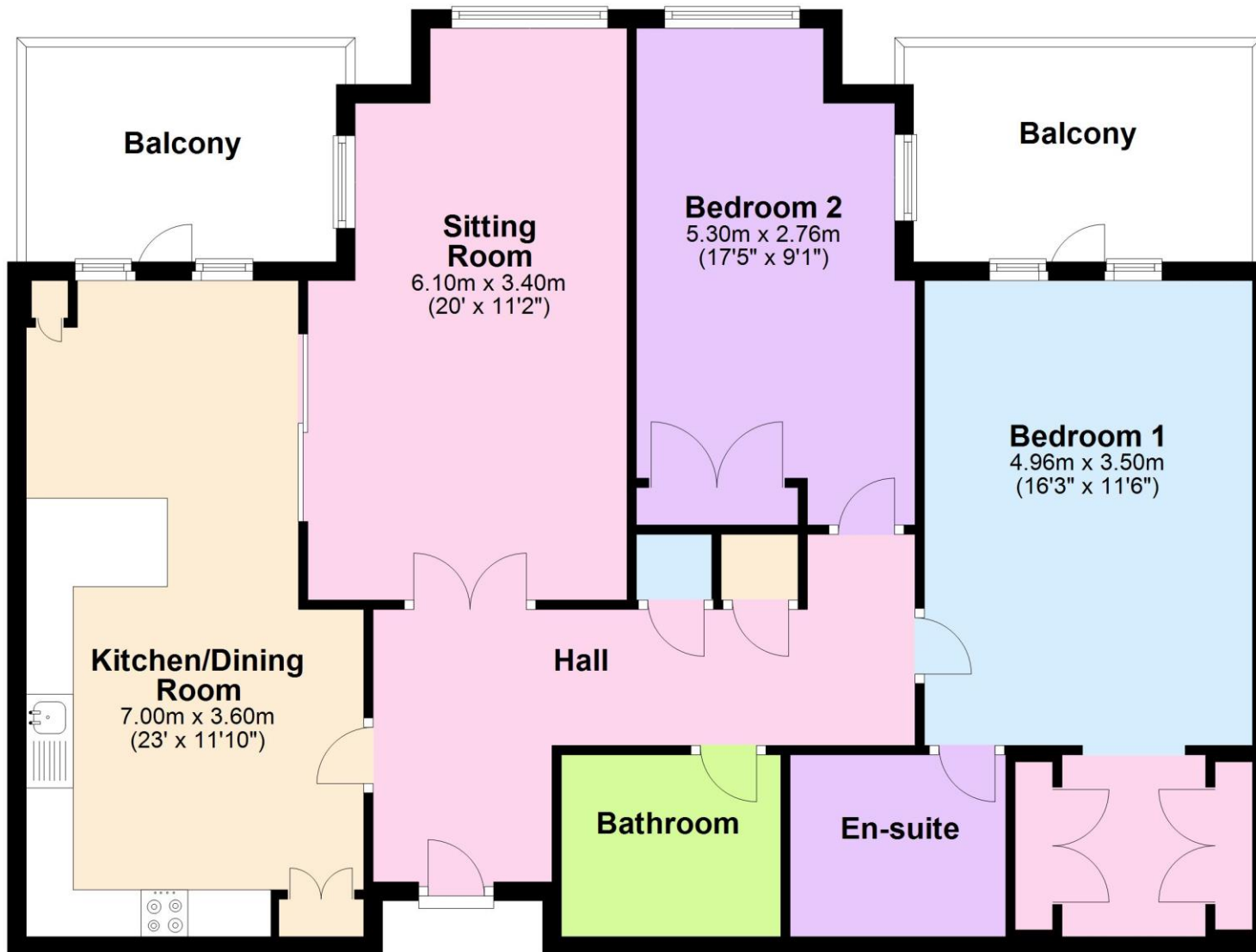
To the rear of the property is an area of parking that gives access to the garages with a single solar powered, up and over door.

## *Services*

- Mains gas, electric, drainage and water
- Council Tax Band F
- Energy Performance Rating B

## First Floor

Approx. 104.6 sq. metres (1125.6 sq. feet)



Total area: approx. 104.6 sq. metres (1125.6 sq. feet)

'Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.'

Plan produced using PlanUp.



## 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, a links style 27 hole golf course 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 into Barton Court Avenue. At the end bear right into Marine Drive where the property will be seen towards the end on the right hand side.





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