



*6 Brook House, Barton On Sea, BH25 7NP*

*£269,950*

**Mitchells**  
1963 — TODAY





*6 Brook House  
17 Barton Wood Road  
Barton On Sea  
New Milton  
BH25 7NP*

A superbly presented and immaculately maintained modern first floor apartment forming part of an attractive block built by Parkcrest Construction and well located only one road back from Barton on Sea clifftop and beach. Other features of the property include a security entry system, a passenger lift, a south facing Juliet balcony, a good sized kitchen/breakfast room, an ensuite to the master bedroom, excellent decorative order throughout, allocated car parking and sea glimpses.

- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Bathroom
- Ensuite Shower Room
- Allocated Parking
- Communal Gardens





## *The Property*

Communal entrance with security entry system and passenger lift to all floors.

Entrance hall with security alarm controls, airing cupboard, coats cupboard and security entry phone.

Lovely double aspect sitting/dining room with a feature south facing Juliet balcony, a stone fire surround with an inset living flame effect electric fire.

Modern kitchen/breakfast room fitted with a range of timber effect wall and base units with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap over, integrated Neff combination oven, Electrolux oven, Belling touch control hob, Neff extractor, space for washing machine, breakfast bar, recess ceiling spotlights, part tiled walls, under cupboard lighting and a south facing aspect to the rear.

Two double bedrooms both with built in wardrobes and with the master bedroom benefitting from a fully tiled ensuite shower room fitted with a modern white suite comprising a large shower cubicle with a thermostatic control shower, a wash basin with storage beneath, WC, a ladder style heated towel rail, recess ceiling spotlights, extractor fan and tiled flooring.

Modern bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment over, wash basin with storage beneath, WC, fully tiled walls, recess ceiling spotlights, extractor fan and a ladder style heated towel rail.

Excellent decorative order throughout.

Gas fired central heating & UPVC double glazing.





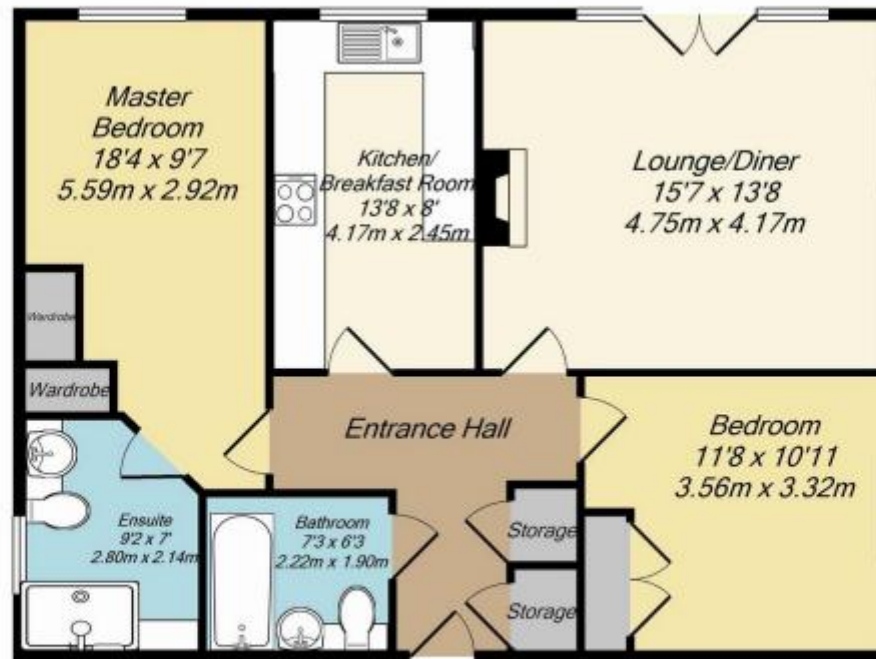
## *Gardens & Grounds*

Brook House stands in its own well tended gardens and grounds, the upkeep of which is paid for out of the annual maintenance. There is allocated parking to the rear, visitor parking and clothes drying area.



## *Services*

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



Total Approx. Floor Area 816 Sq.Ft. (75.8 Sq.M.)  
 Measurements are approximate. Not to scale. Illustrative purposes only  
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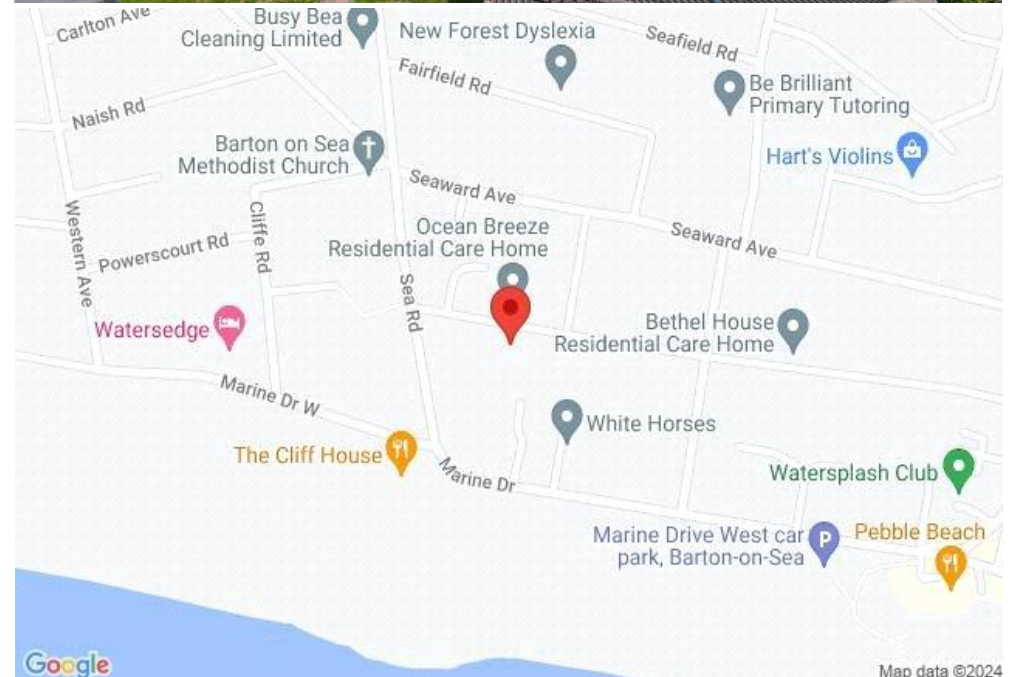


## Situation

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 proceed along Old Milton Road. At the roundabout continue straight across. At the T junction turn right onto Christchurch Road. After a short distance turn left into Sea Road. Take the sixth turning left into Barton Wood Road where Brook House will be found on the right hand side.







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