



*2 Warren Hurst, Western Avenue, BH25 7QA*

£215,000

**Mitchells**  
1963 — TODAY







*2 Warren Hurst  
Western Avenue  
Barton On Sea  
New Milton  
BH25 7QA*

An exciting opportunity to acquire this one bedroom ground floor apartment that is well positioned on the south side of this iconic Victorian building approximately one hundred metres from Barton On Seas clifftop. The property has been well looked after and offers many appealing features, some of which include a modern kitchen and bathroom, an additional room in the attic with power and telephone points, a garage and an allocated parking space. Warrenhurst Court occupies a prominent corner plot which is well kept under the management. This property would be an ideal first time buy or second home.

- Communal Entrance Hall
- Hallway
- Sitting Room
- Kitchen
- Bedroom
- Bathroom
- Additional Room In Attic
- Communal Gardens
- Garage
- Allocated Parking Space



## The Property

Large communal entrance hall with access to the rear parking and garage and an oak staircase leading to further flats and the private attic room.

Entrance hall to the apartment with double built in wardrobe, an additional single cupboard and an electric meter box with light coming from both the sitting room and the bedroom.

The sitting room is located on the west side of the building with an attractive outlook over the communal grounds via a large bay window, working log burner with attractive brick fireplace with hearth and timber mantel piece.

Bedroom with a southerly facing bay window and a full range of wardrobes with sliding doors.

The kitchen enjoys a dual aspect on the east and south elevations with matching wall and base storage cupboards including a built in larder cupboard, space for cooker and washing machine with an integral fridge freezer, tiled floor and part tiled walls.

Bathroom with full tiled patterned walls, tiled flooring, large walk in shower cubicle with independent shower, pedestal wash hand basin, low flush WC, window and heated towel rail.

Useful private attic room with window, power points and telephone line, would make an ideal hobbies room or office.







## *Gardens & Grounds*

Warrenhurst Court occupies a large and well-attended corner plot. The property is screened well with a large hedgerow to the front and areas of lawn on either side of the footpath leading to the front door. To the rear there is allocated parking for number two and a garage with up and over door accessed via a communal door to the rear of the building.

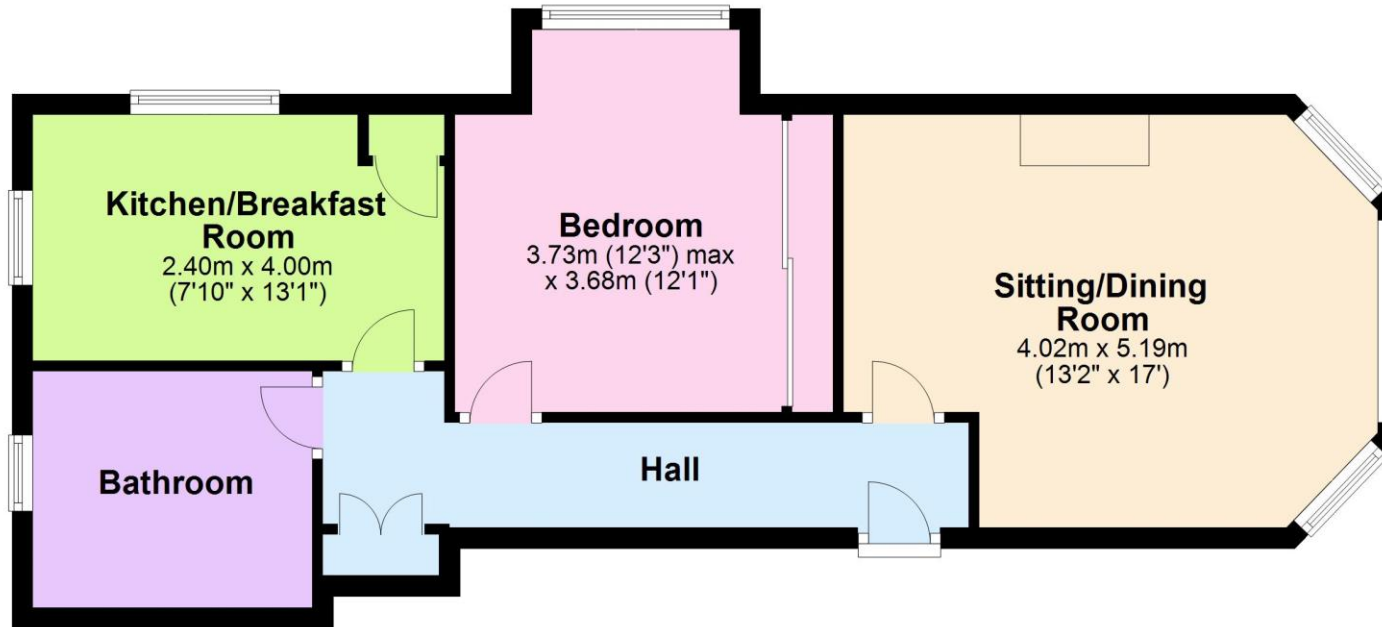


## *Services*

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

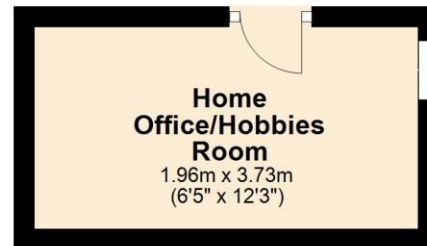
## Floor Plan

Approx. 54.0 sq. metres (581.1 sq. feet)



## Second Floor

Approx. 7.3 sq. metres (78.9 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.

**Flat 2 Warren Hurst C, Western Avenue, Barton on Sea, New Milton**

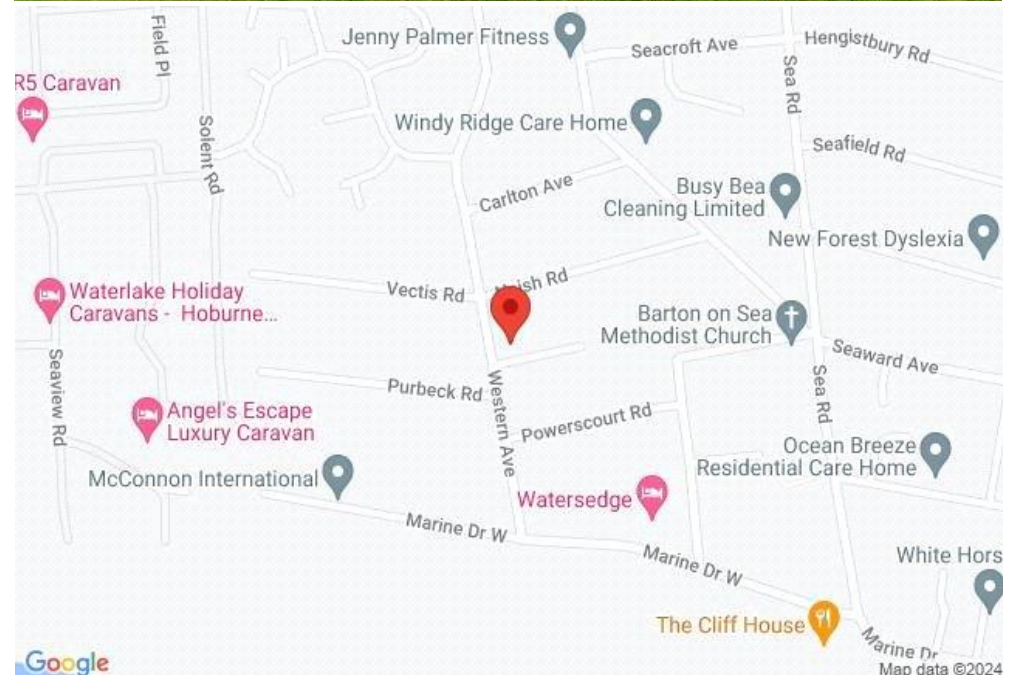


## Situation

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 and at the junction turn right onto Christchurch Road. After approximately a third of a mile turn left into Western Avenue where Warren Hurst Court will be found towards the end on the left hand side.







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