



*7 Crosby Court, Bouverie Close, BH25 7HB*

£235,000

**Mitchells**  
1963 — TODAY





*7 Crosby Court  
Bouverie Close  
Barton On Sea  
Hampshire  
BH25 7HB*

An extremely bright and airy two double bedroom first floor apartment that is arguably situated in the best position of this small purpose built block halfway between Barton On Sea's clifftop and New Milton town centre. The apartment is presented in good condition throughout and has the added benefit of owning a share of the freehold. Other features include a modern kitchen and bathroom, a south facing balcony, a garage and a private entrance. This property would make an ideal first time buy or second home.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Bathroom
- South Facing Balcony
- Ample Parking
- Communal Gardens
- Garage





## The Property

Private front door into the hall with box housing the electric meters and stairs leading to the first floor.

Glazed timber door leading into the main entrance hall with storage cupboard and access into the vast roof space.

Two double bedrooms, bedroom two located to the rear of the property and bedroom one on the south side of the building making it a lovely bright room and with built in wardrobe.

The sitting room enjoys a dual aspect of east and south with a feature tiled fireplace and door leading to the south facing balcony with glass balustrades.

The bathroom has part tiled walls, vinyl wood effect flooring and a matching white suite comprising a full sized bath, pedestal wash hand basin, WC, electric wall hung heater, window and large built in cupboard housing the hot water cylinder.

The kitchen has been fitted to a tasteful standard with a large range of wall and base storage cupboards, built in electric oven with hob and extractor fan over, space for fridge freezer and washing machine, a continuation of the wood effect vinyl flooring and a contrasting laminate worktop.





## *Gardens & Grounds*

Crosby Court sits on a prominent corner plot with a large area of lawn to the front, divided from the path with a dwarf wall.

There is a gravelled driveway to the left hand side of the building leading to ample parking and garage block.

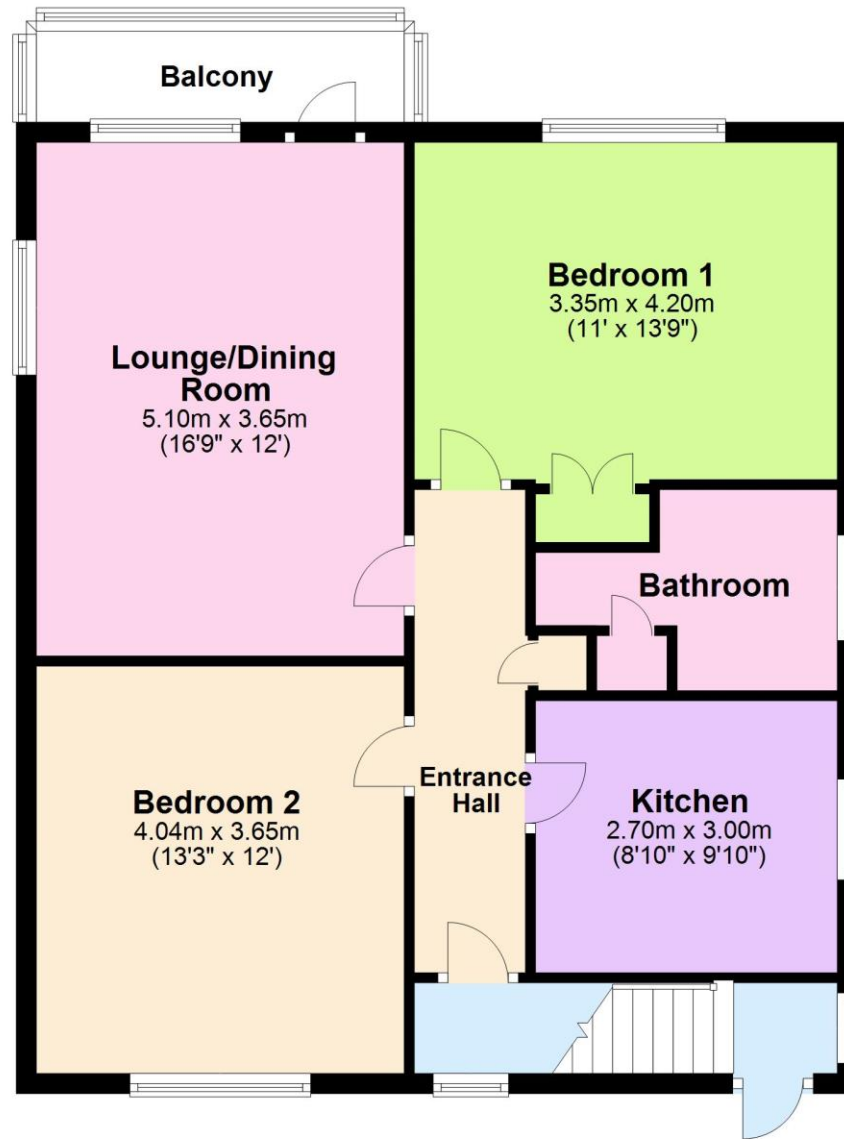
There is also a communal drying area and bin storage.

## *Services*

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

## First Floor

Approx. 73.5 sq. metres (791.2 sq. feet)



Total area: approx. 73.5 sq. metres (791.2 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 proceed down Station Road and take the second right into Barton Court Road. Continue across the traffic lights into Barton Court Avenue, take the second first right into Bouverie Close and the block will be found on your right hand side.





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