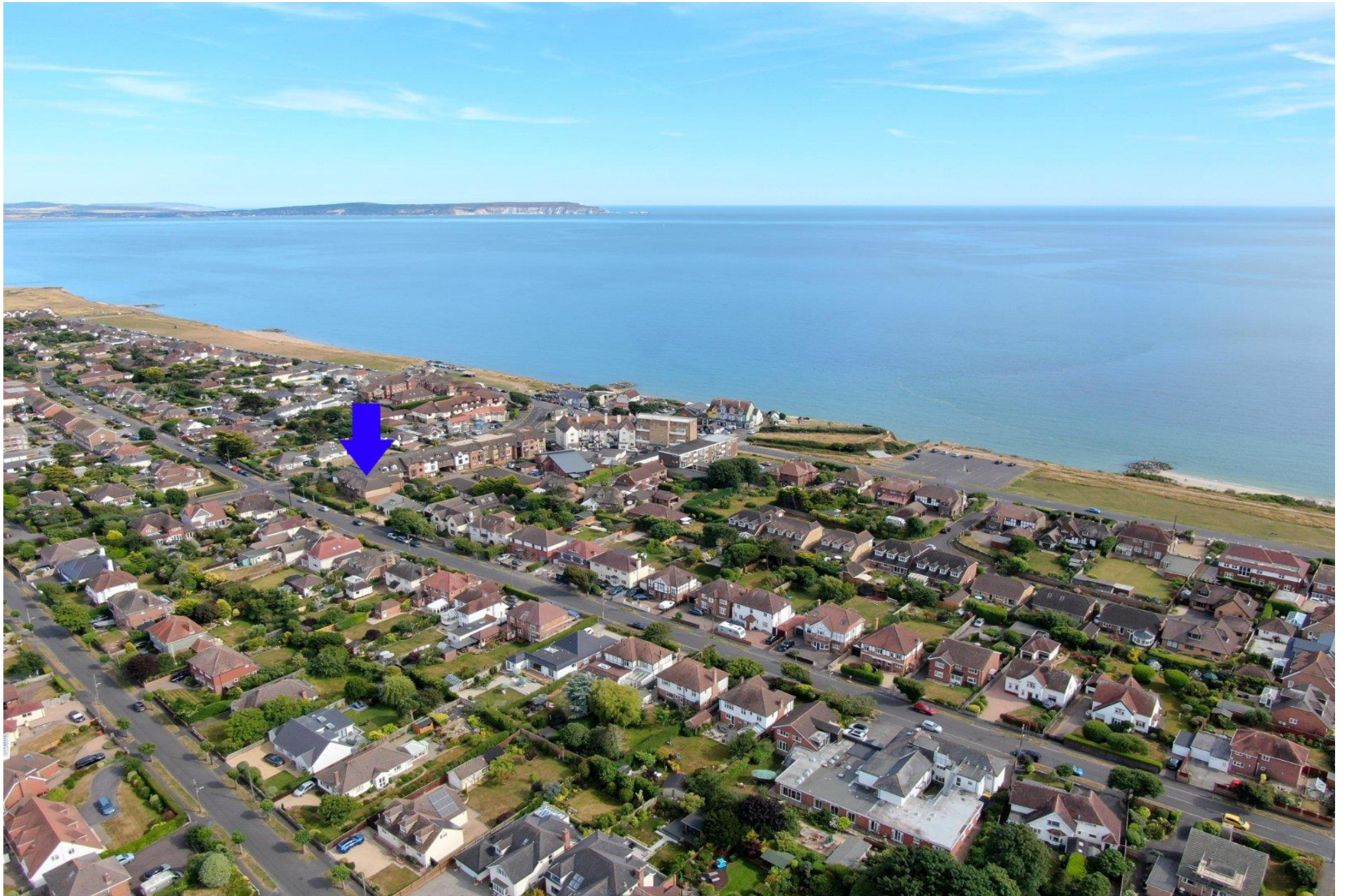




Flat 11, Marine Point, Barton on Sea, BH25 7HQ

£299,950

Mitchells
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Flat 11
Marine Point
72 Barton Court Avenue
Barton on Sea
New Milton
Hampshire
BH25 7HQ

An immaculately presented and modernised two double bedroom luxury apartment situated on the first floor of this sought after block, ideally located with only a stone's throw of Barton On Sea's clifftop and beach. Other features of this lovely apartment include an ensuite bathroom to the master bedroom, a superb modern kitchen, a south facing aspect, a garage only a few steps from the apartment, share of the freehold, excellent decorative order throughout and an internal viewing is strongly recommended to fully appreciate the quality on offer.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Double Bedrooms
- Shower Room
- Ensuite Bathroom
- Garage
- Visitor Parking
- Communal Gardens
- Gas Fired Central Heating
- UPVC Double Glazing
- Share Of The Freehold
- No Forward Chain



The Property

Entrance hall with security entry phone, large storage cupboard and trap to loft space.

Lovely sitting/dining room with a beautiful south facing outlook, handsome fire surround with a marble backing and hearth and an inset flame effect electric fire.

Lovely modern kitchen fitted with a range of white wall and base units with soft closing drawers and doors with a stone effect worktop with an inset sink unit with mixer tap over, integrated Bosch electric oven, hob and extractor, wall mounted Potterton gas fired boiler concealed in cupboard, integrated fridge and separate freezer, attractive wall tiling, timber effect tiled flooring and a south facing outlook.

Two good sized double bedrooms both with an excellent range of built in bedroom furniture and with the master bedroom benefitting from a fully tiled ensuite shower room comprising a corner bath with a mixer tap and shower attachment over, wash basin, WC and extractor fan.

Fully tiled shower room fitted with a modern white suite comprising a corner shower cubicle with a thermostatic control shower, wash basin, WC and extractor fan.

No forward chain.





Gardens & Grounds

Marine Point stands in its own very well maintained communal gardens and grounds, the upkeep of which is paid for out of the annual maintenance.

There is a garage only a few steps from the apartment with an up and over door and a pitched roof.

Visitor parking.

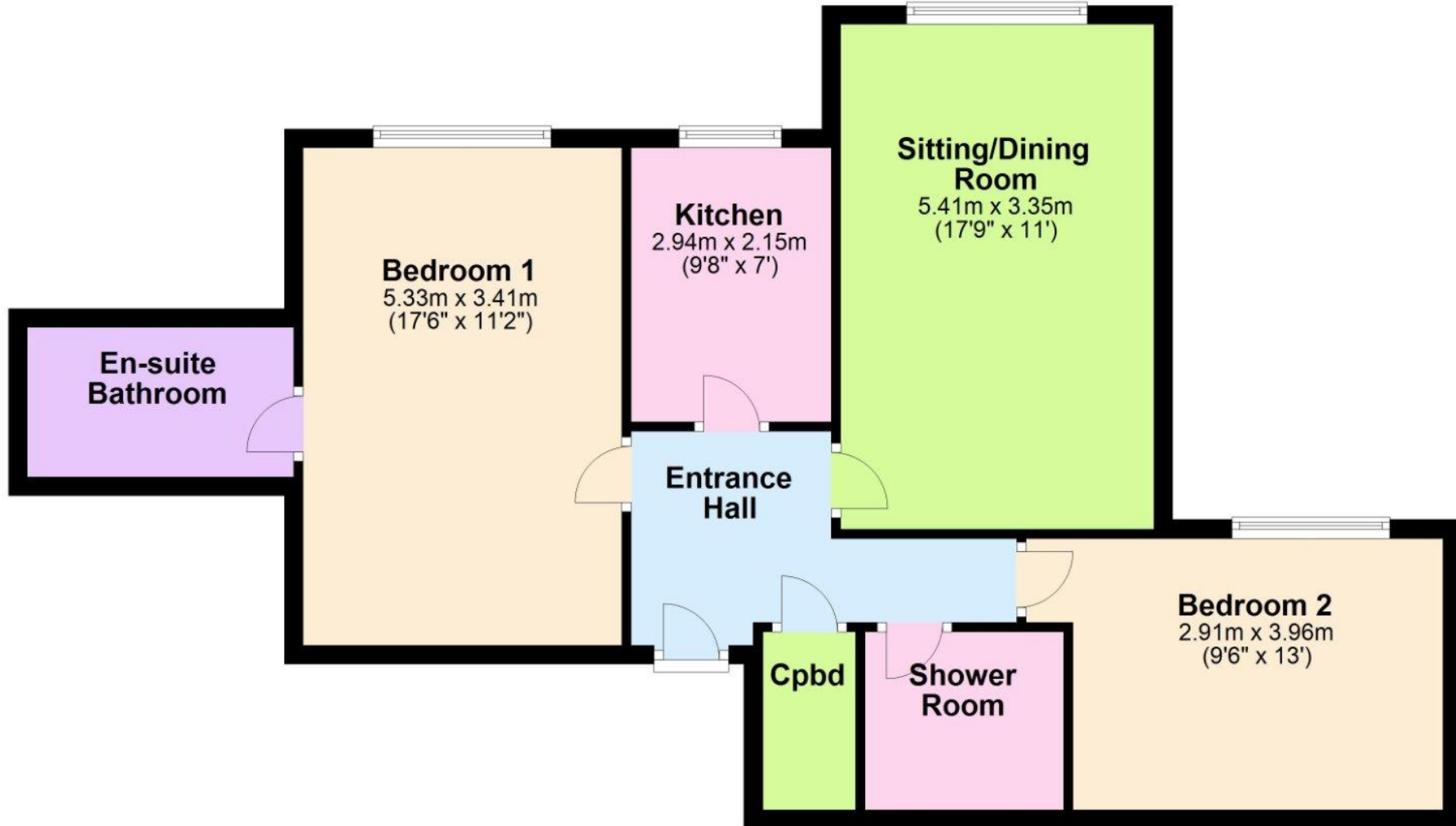


Services

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

First Floor

Approx. 74.1 sq. metres (797.7 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.

11 Marine Point, Barton Court 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, 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 straight across into Barton Court Avenue where Marine Point will be seen at the end on the junction of Beach Avenue.





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