



*Flat 16, Marine Prospect, Barton on Sea, BH25 7HQ*

£219,950

**Mitchells**  
1963 — TODAY







*Flat 16*  
*Marine Prospect*  
*78 Barton Court Avenue*  
*Barton on Sea*  
*New Milton*  
*Hampshire*  
*BH25 7HQ*

A bright and spacious two double bedroom top floor apartment situated in this prestigious block only a stone's throw from Barton On Sea clifftop and beach. The property benefits from a passenger lift to all floors, a garage in block to the rear, two bath/shower rooms, a good sized sitting/dining room, well maintained communal areas and visitor parking.

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



## *The Property*

Communal entrance hall with security entry system and stairs and passenger lift to the second floor.

Entrance hall with double cloaks cupboard, double airing cupboard and trap to the roof space.

Good sized sitting/dining room with large picture window to the west facing aspect proving a pleasant outlook to the rear.

Kitchen fitted with a range of white wall and base units with a marble effect worktop and an inset one and half bowl sink unit with mixer tap over, integrated double electric oven, four burner gas hob and extractor, space for washing machine, slimline dishwasher and tall fridge freezer, wall mounted gas fired boiler, fully tiled walls and double glazed Velux window.

Two good sized bedrooms both with built in wardrobes and with the master bedroom benefitting from a fully tiled ensuite bathroom comprising a panel bath, wash basin, WC, bidet and extractor fan.

Fully tiled shower room comprising a corner shower cubicle, wash basin, WC and extractor fan.







## *Gardens & Grounds*

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

There is a garage in the block to the rear and further areas of visitor parking.



## *Services*

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

## Second Floor

Approx. 74.1 sq. metres (797.9 sq. feet)



Total area: approx. 74.1 sq. metres (797.9 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.

**16 Marine Prospect, 78 Barton Court Ave, 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 across into Barton Court Avenue where Marine Prospect will be seen at the end on the right hand side.







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