



14 High Marryat, Grove Road, Barton On Sea, BH25 7DW

£229,950

Mitchells
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*14 High Marryat
Grove Road
Barton On Sea
New Milton
Hampshire
BH25 7DW*

A superbly presented one bedroom apartment is situated on the top floor of a purpose built block set within sight and sound of the sea. Features include a fantastic modern kitchen and bathroom, sea glimpses, excellent decorative order throughout, well maintained communal gardens, a garage in nearby block, a long lease and no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Double Bedroom
- Bathroom
- Extended Lease
- Sea Glimpses
- No Forward Chain



The Property

Entrance hall with hatch to private roof space, double airing cupboard, useful storage cupboard, cupboard housing the electrical consumer unit and bench seat with storage beneath.

The kitchen has been recently refitted with modern wall and base units and a contrasting worktop, built in appliances include a four burner induction hob, eye level oven, stainless steel one and a half bowl sink with mixer tap over, tiled splash back, recess ceiling spotlights, breakfast bar and space and plumbing for a washing machine and a tall stand up fridge freezer.

The sitting room enjoys a bright double aspect with south and west facing windows providing sea glimpses.

The double bedroom is a generous size with built in storage, a large UPVC window and built in dressing table.

The bathroom has been beautifully refitted and now consists of part tiled walls and modern suite comprising a panel bath with mixer tap over and independent electric shower, glass shower screen, wash hand basin with mixer tap over and storage beneath, WC with hidden cistern, UPVC window and wall mounted mirror.

The property must be viewed to be fully appreciated and benefits from an extended lease.





Gardens & Grounds

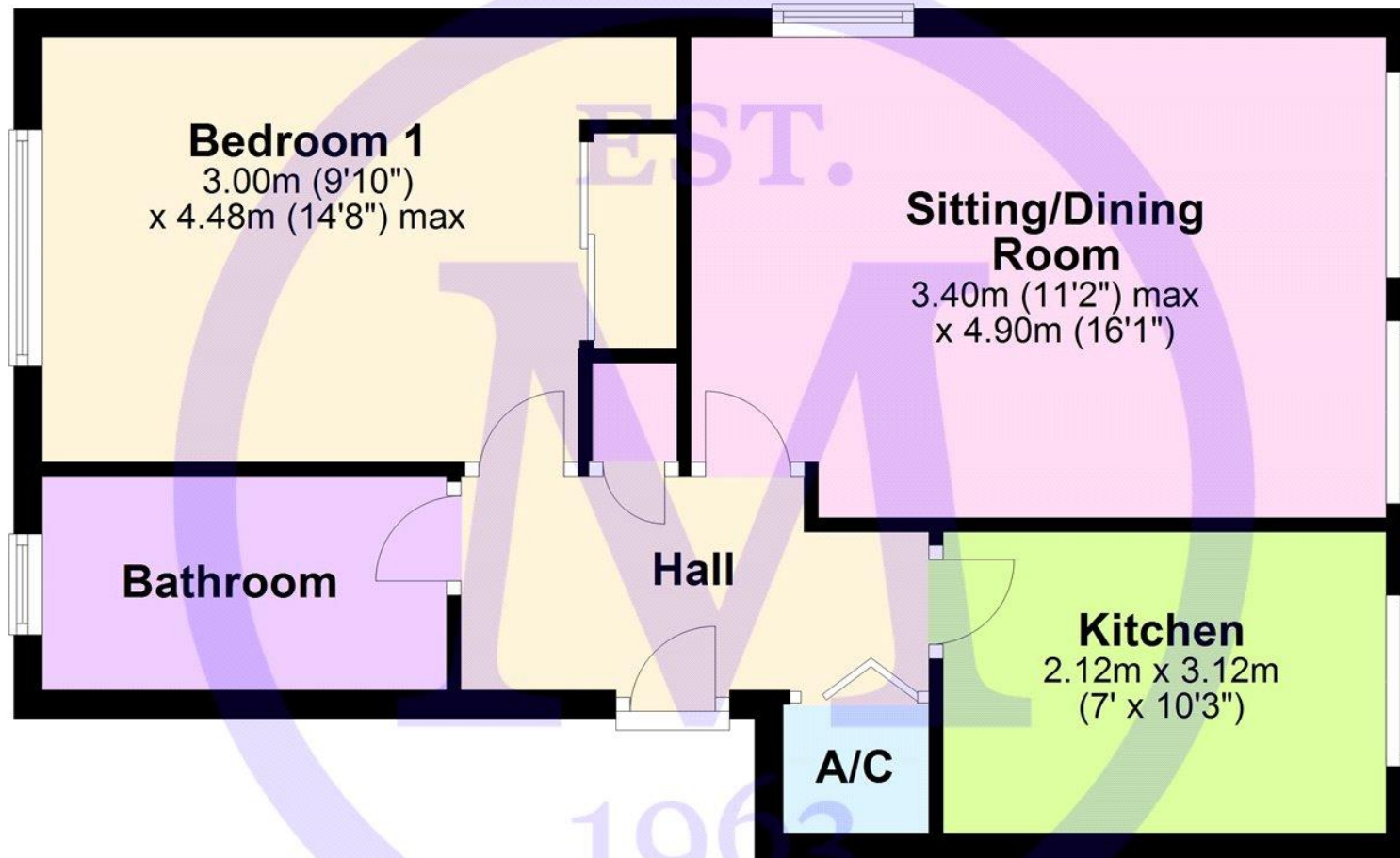
To the front of the property is an area of casual parking, a garage in nearby block with up and over door and communal gardens, the maintenance of which is paid for out of the annual maintenance charge.

Services

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

Floor Plan

Approx. 48.0 sq. metres (516.3 sq. feet)



Total area: approx. 48.0 sq. metres (516.3 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.'

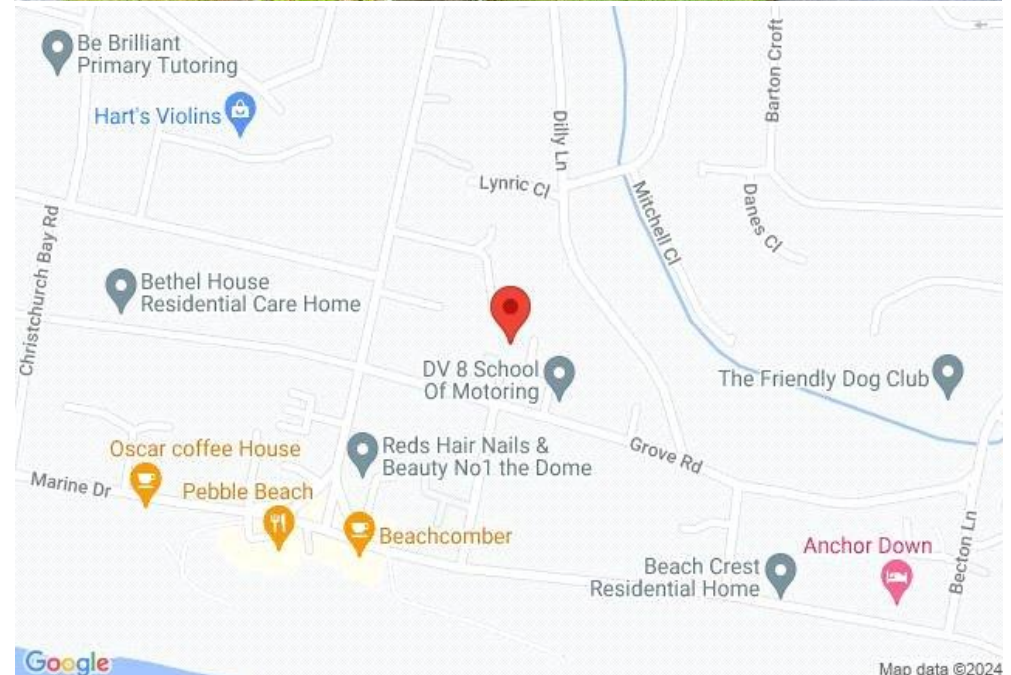
Plan produced using PlanUp.

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, 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 down Station Road. Take the second right into Barton Court Road, across the traffic lights into Barton Court Avenue, upon arriving towards the clifftop turn left into Grove Road and High Marryats will be found on your left hand side.





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