



*Flat 1, 34 Barton Court Avenue, Barton on Sea, BH25 7HF*

*£299,950*

**Mitchells**  
1963 — TODAY







*Flat 1*  
*34 Barton Court Avenue*  
*Barton on Sea*  
*New Milton*  
*Hampshire*  
*BH25 7HF*

A unique opportunity to purchase this ground floor two double bedroom apartment situated walking distance of both Barton On Sea clifftop and beach and New Milton town centre. The property benefits from a spacious sitting room, a kitchen with a utility area, a master bedroom with an en-suite, a private garden and 951 years remaining on the lease.

- Entrance Hall
- Sitting Room
- Kitchen
- Utility
- Rear Porch
- Family Bathroom
- Two Double Bedrooms
- En-Suite Shower Room
- Driveway
- Garage
- Private & Secluded West Facing Garden
- Ground Rent: £20 pa
- 951 Years Remaining On Lease



## The Property

Entrance hall with solid wood flooring, picture rail and a large walk in storage cupboard.

The kitchen is fitted with a fantastic range of white shaker style wall and base units with a contrasting timber effect worktop, a stainless steel one and a half bowl sink with mixer tap over and drainer, tiled splashback and integrated appliances include a four burner gas hob with extractor fan over and stainless steel splashback, under counter oven, tall stand up fridge freezer and dishwasher and tiled flooring and a cupboard housing the gas fired boiler.

Rear porch/utility with plumbing for a washing machine, a UPVC window and a UPVC double glazed door leading out to the patio and rear garden.

The sitting/dining room is a particular feature of the property with a bright double aspect, a feature bay window to the front and a fireplace with timber surround, tiled hearth and an inset living flame gas fire.

The master bedroom is situated at the front of the property with an attractive bay window, a lovely sized double bed, ample space for wardrobes and benefits from its own en-suite shower room.

The en-suite comprises of a corner shower cubicle with thermostatic shower attachments, pedestal wash hand basin, WC, tiled flooring and chrome heated towel rail.

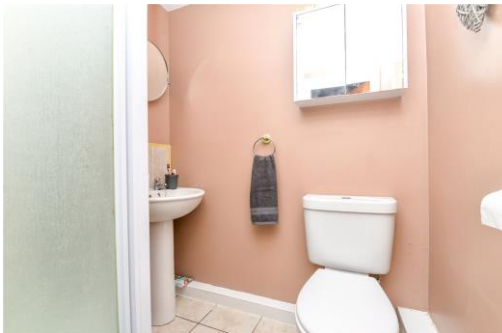
The second bedroom is also a lovely double bedroom and is situated at the rear of the property with views over the rear garden.

Family bathroom with tiled flooring and white suite comprising a panel bath with a mixer tap over and hand held shower attachment, WC, pedestal wash hand basin with tiled splashback, chrome heated towel rail and two UPVC windows.

The property benefits from a long lease and a low service charge.







## *Gardens & Grounds*

To the front of the property is an in out driveway giving access to the single garage.

To the rear of the property is a private garden with a patio area with the rest of the garden laid to artificial grass with high level fencing making it extremely private and secluded.

A viewing of the property is high recommended.

## *Services*

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

# Floor Plan

Approx. 86.7 sq. metres (933.6 sq. feet)



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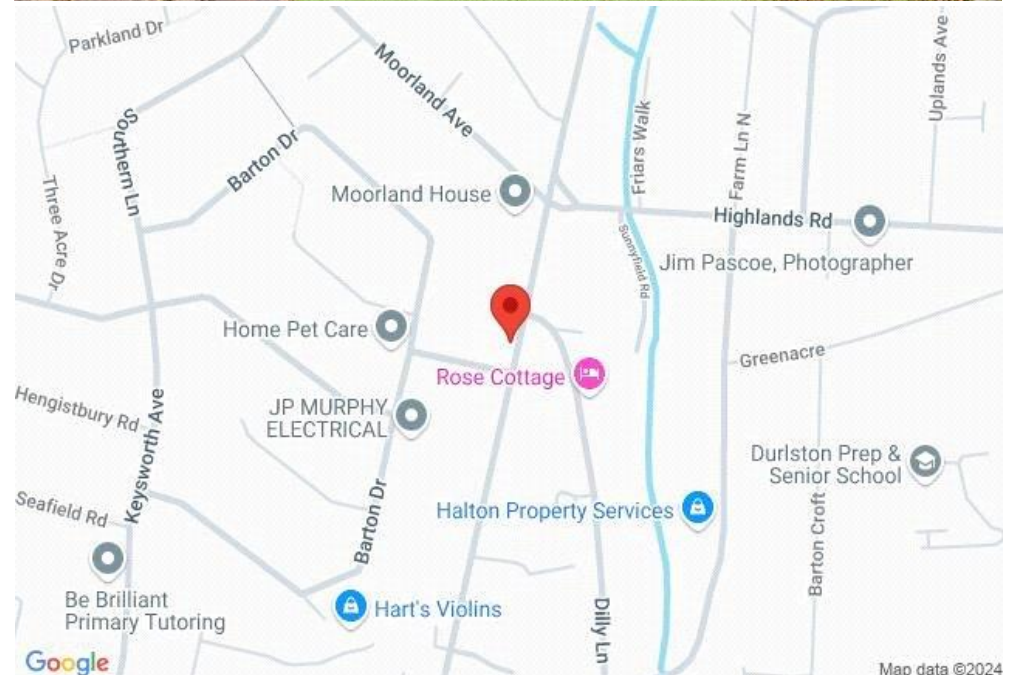


## Situation

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 turn right at the traffic lights and proceed along Station Road. Take the second right into Barton Court Road and at the crossroads continue across into Barton Court Avenue where the property will be found on the right hand side.







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