

44A Marine Drive East, Barton on Sea, BH25 7DX

£499,950

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*44A Marine Drive East
Barton on Sea
New Milton
Hampshire
BH25 7DX*

A superbly positioned clifftop apartment forming part of a small and prestigious modern development and benefitting from stunning panoramic sea and coastal views incorporating the Isle Of Wight, the Needles and Hengistbury Head. The property is offered with no forward chain and other features include a superb large sitting/dining room with large picture windows to both south and west aspects taking full advantage of the fabulous views, a good sized modern kitchen with a useful separate utility room, a private entrance, a fantastic master bedroom suite with a walk in wardrobe and en-suite shower room, a garage, well maintained communal gardens and a private south facing patio. The property offers excellent large room sizes and an internal viewing is strongly recommended.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Two Bedrooms
- Walk In Wardrobe
- En-Suite Shower Room
- Bathroom
- Utility Room
- Garage
- Private Patio
- Communal Gardens



The Property

The private entrance leads to the main entrance hall with recessed ceiling spotlights.

Stunning large L-shaped sitting/dining room a feature built in media unit, recessed ceiling spotlights, large picture windows to both south and west aspects taking full advantage of the amazing sea and coastal views and twin UPVC double glazed casement doors lead directly onto the private south facing patio.

Kitchen fitted with a range of cream wall and base units with soft closing drawers and doors, granite worktops and upstands, undermounted one and a half bowl sink unit with mixer tap over and waste disposal unit, modern wall mounted Worcester gas fired boiler concealed in cupboard, integrated AEG dishwasher, Bosch electric oven and combination oven, Smeg five burner gas hob with extractor over, integrated Bosch fridge, pull out larder cupboard, under cupboard lighting and lovely far reaching sea and coastal views.

Useful separate utility room with space and plumbing for a washing machine and tumble dryer, tiled flooring and airing cupboard.

Two double bedrooms with the superb master bedroom suite benefitting from a walk in wardrobe and a fully tiled en-suite shower room fitted with a high quality white suite comprising a large shower cubicle with sliding glass shower screen, wash basin with storage beneath, WC, recessed ceiling spotlights, tiled flooring, chrome ladder style heated towel rail and an extractor fan.

Luxury bathroom fitted with a high quality white suite comprising a Villeroy and Bosch tiled panel bath with an independent Grohe shower over, wash basin with storage beneath, WC, chrome ladder style heated towel rail, recessed ceiling spotlights, wall mirror, tiled flooring and an extractor fan.

The property is offered with no forward chain.





Gardens & Grounds

The property sits in its own well maintained communal grounds and gardens, the upkeep of which is paid for out of the annual maintenance.

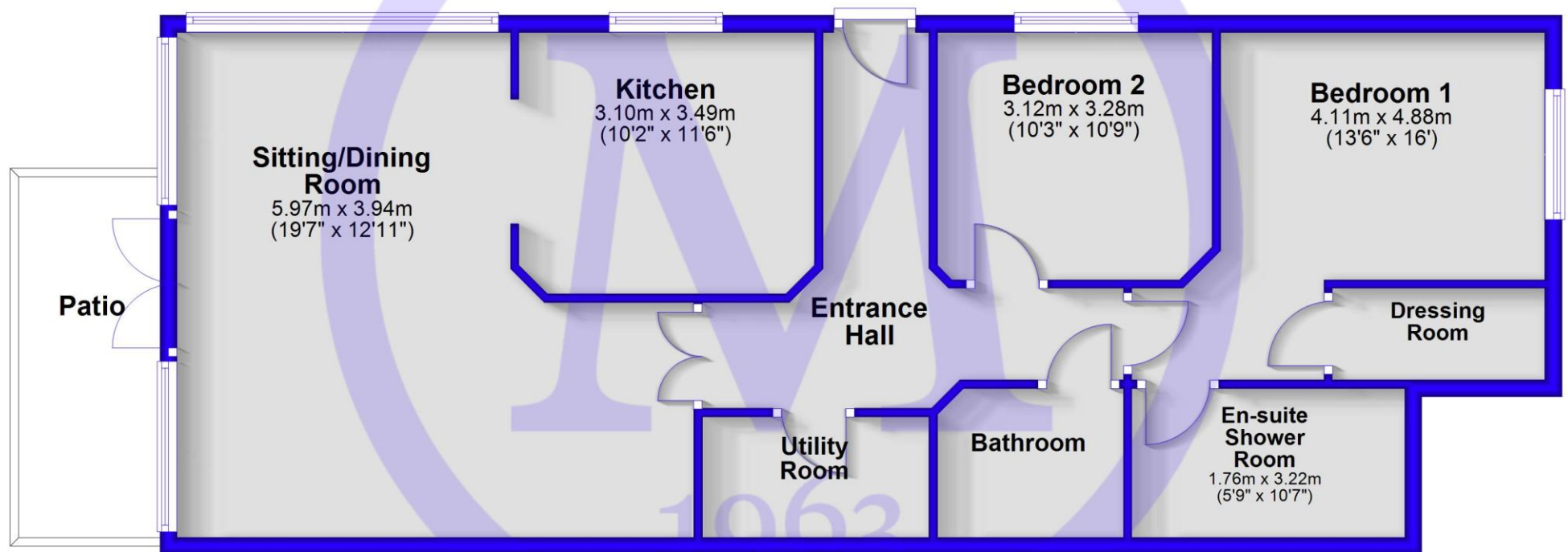
There is an area of private south facing patio adjoining the sitting room taking full advantage of the fantastic views and there is a garage in the block to the rear with an up and over door.

Services

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

Ground Floor

Approx. 93.4 sq. metres (1005.3 sq. feet)



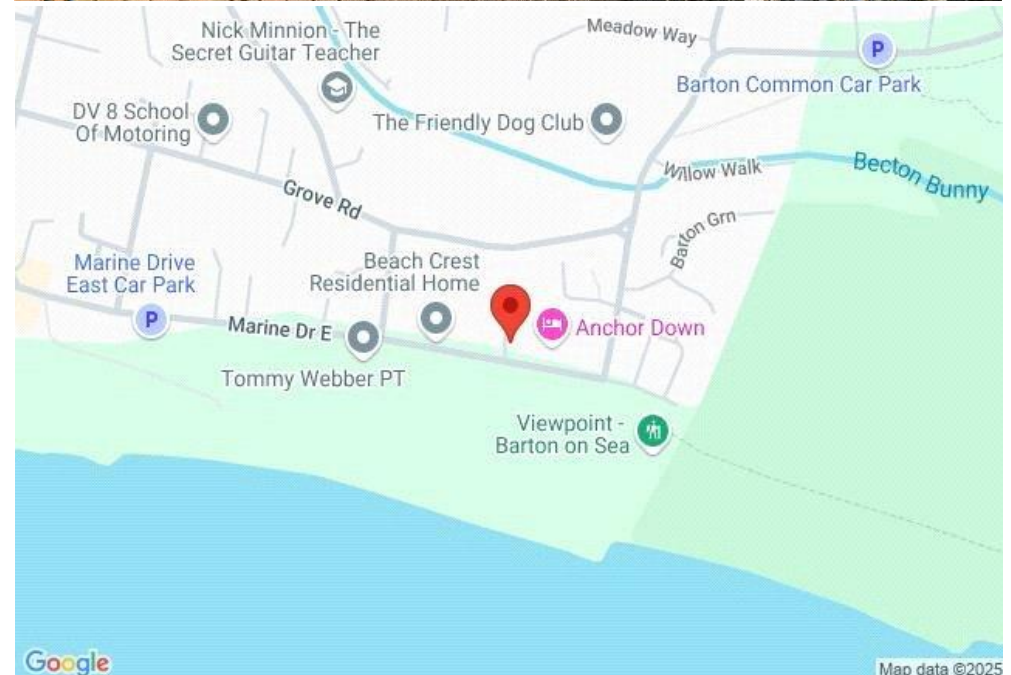
Total area: approx. 93.4 sq. metres (1005.3 sq. feet)

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 turning right into Barton Court Road. At the crossroads continue across into Barton Court Avenue. Upon reaching the clifftop turn left into Marine Drive East where the property will be found on the left hand side.





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