



11 Mariners Reach, Barton on Sea, BH25 7ER

£380,000

Mitchells
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*11 Mariners Reach
Barton on Sea
New Milton
Hampshire
BH25 7ER*

A beautifully presented two bedroom seafront apartment situated on the ground floor of this highly desirable block, built by well-regarded local developers, Pennyfarthing Homes. The property is in excellent order throughout and benefits from stunning panoramic sea and coastal views, incorporating the Isle of Wight and the Needles to the east, and Hengistbury Head to the west. Other features include a security entry system, a garage, an en-suite shower room to the master bedroom, a lovely modern kitchen, and a conservatory that takes full advantage of the wonderful views.

- Entrance Hall
- Sitting/Dining Room
- Conservatory
- Kitchen/Breakfast Room
- Two Bedrooms
- Shower Room
- En-Suite Shower Room
- Communal Gardens
- Communal Parking
- Garage



The Property

Well maintained communal entrance hall with a security entry system.

Private entrance hall with a security entry phone and an airing cupboard.

Lovely sitting/dining room with a large south-facing window, benefitting from stunning panoramic sea and coastal views.

Conservatory of UPVC double glazed construction with sliding doors opening onto the south-facing communal gardens, taking full advantage of the wonderful views.

Kitchen fitted with a range of timber effect wall and base units, with a contrasting dark worktop and an inset one and a half bowl sink unit with mixer tap. Integrated double electric oven, four burner gas hob, and extractor fan. Space for a slimline dishwasher, washing machine, and tall fridge/freezer. Along with tiled flooring, wall tiling, under cupboard lighting, a wall mounted Vaillant gas fired boiler concealed in a cupboard, and room for a kitchen table.

Two bedrooms, with the master bedroom benefiting from two built-in double wardrobes, lovely south-facing sea views, and a fully tiled en-suite shower room.

The en-suite is fitted with a white suite comprising a corner cubicle with a thermostatically controlled shower, wash basin, WC, and extractor fan.

Fully tiled shower room (formerly a bathroom), comprising a large shower cubicle with a thermostatically controlled shower and glass screen, wash basin, WC, and extractor fan.





Gardens & Grounds

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

Adjoining the front of the property is a good sized area of south-facing communal lawn.

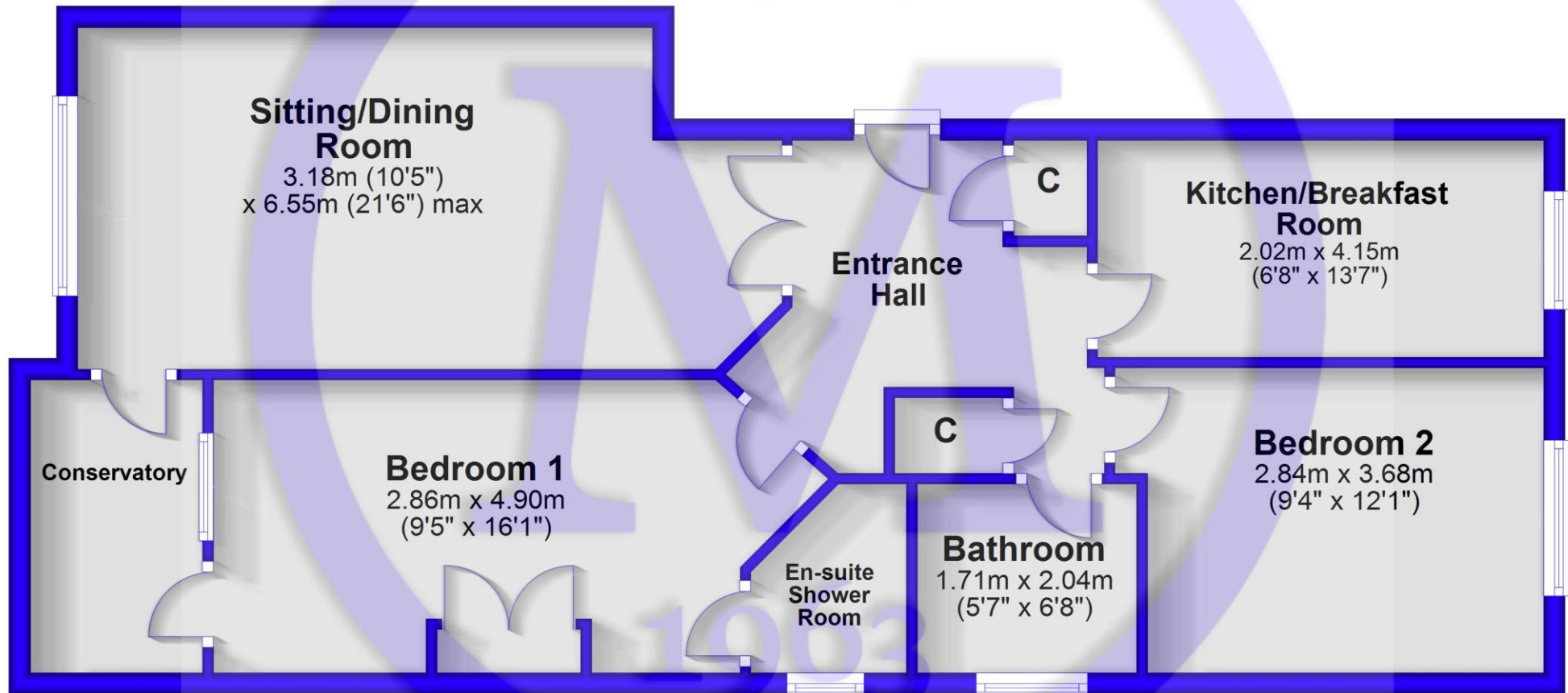
To the rear, there is a garage in a block with a pitched roof and up and over door, along with additional visitor parking.

Services

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

Ground Floor

Approx. 74.3 sq. metres (800.0 sq. feet)



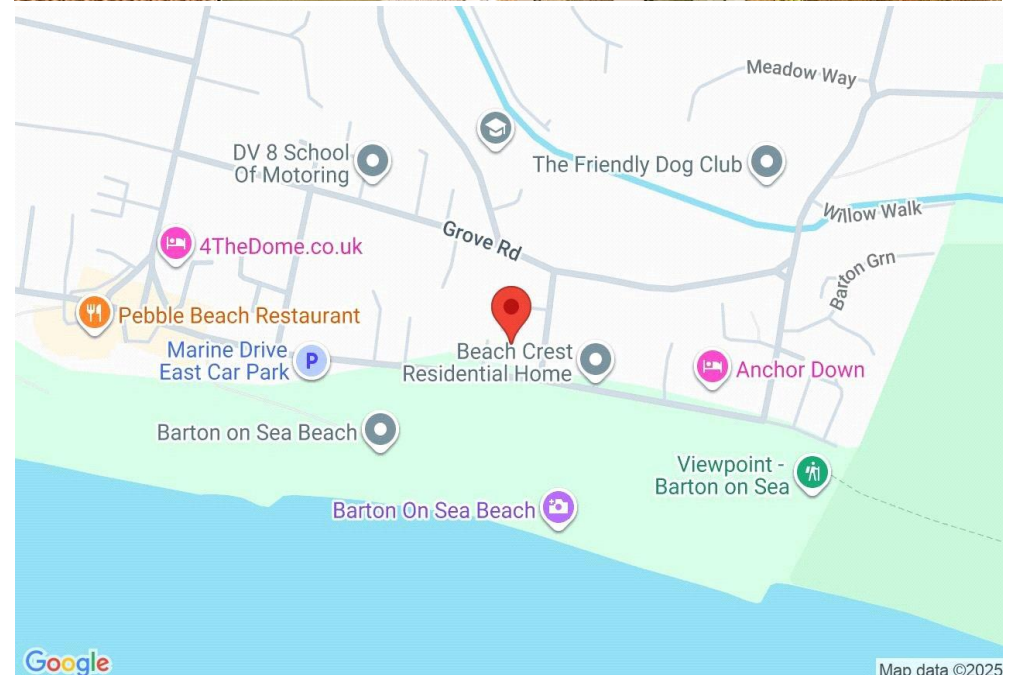
Total area: approx. 74.3 sq. metres (800.0 sq. feet)

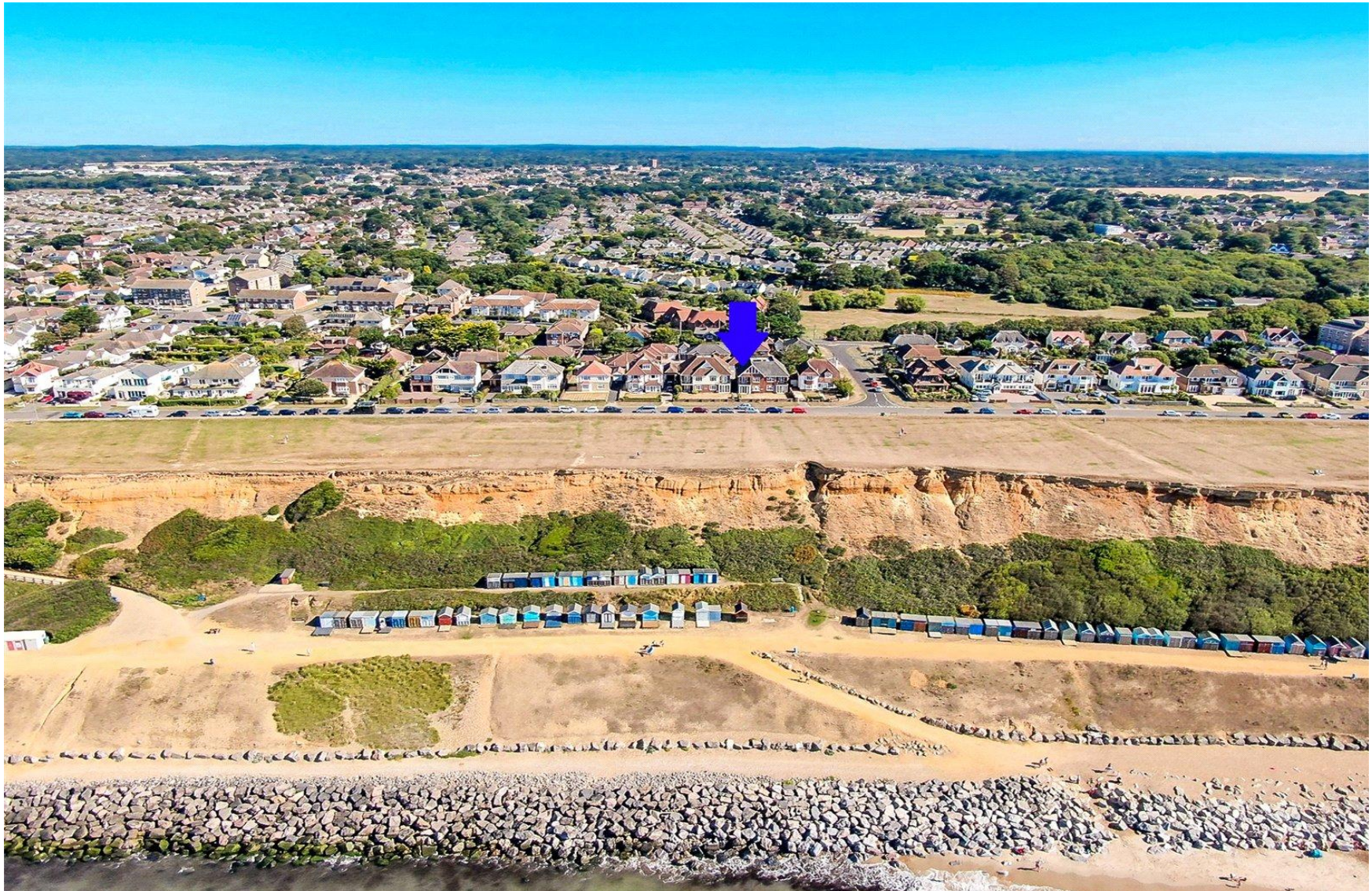
Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.

Directions

From Mitchells, turn right at the traffic lights and proceed along Station Road. Take the second turning on the right into Barton Court Road. At the crossroads, continue straight ahead into Barton Court Avenue. Upon reaching the clifftop, turn left into Marine Drive East. Take the second left into Second Marine Avenue, where the entrance to Mariners Reach will be found on the left hand side.





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