



*3 Marine Court, Marine Drive West, Barton on Sea, BH25 7QN*

*£280,000*

**Mitchells**  
1963 — TODAY







*3 Marine Court  
Marine Drive West  
Barton on Sea  
Hampshire  
BH25 7QN*

A superbly positioned two bedroom apartment situated on the ground floor of this popular clifftop development, set in spacious communal grounds and enjoying wonderful panoramic sea and coastal views. The property benefits from a share in the freehold, a reasonable service charge, and other features include a garage in a block to the rear, a good sized kitchen/breakfast, lovely views from the sitting room and master bedroom, and it is only a few steps from the beautiful Barton on Sea beachfront.

- Lease Extended To 999 Years
- Share In Freehold
- Service Charge: £736 Per Half Year
- Entrance Hall
- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Bedrooms
- Bathroom
- Cloakroom
- Garage
- Communal Parking
- Communal Gardens



## The Property

Entrance hall with a UPVC double glazed front door, an airing cupboard housing the Megaflow hot water cylinder, and a large understairs storage cupboard.

Superb double aspect sitting/dining room taking full advantage of the wonderful south-facing views on offer.

Kitchen/breakfast room benefiting from a double aspect and fitted with a good range of wall and base units with timber effect worktops, and an inset one and a half bowl sink unit with a mixer tap. There is space for a dishwasher, cooker, washing machine, and a tall fridge/freezer, along with part tiled walls, a private outlook to the rear, and room for a kitchen table.

Two double bedrooms, both with built-in wardrobes, and one enjoying fantastic south-facing sea views.

Bathroom fitted with a white suite comprising a panelled bath with a mixer tap and independent shower over, a wash basin, a WC, and tiled walls.

Separate cloakroom fitted with a white suite.







## *Gardens & Grounds*

Marine Court stands in its own very spacious communal gardens and grounds, the upkeep of which is covered by the annual maintenance charge.

There is a garage in a block to the rear with an up and over door, along with additional areas for visitor parking.

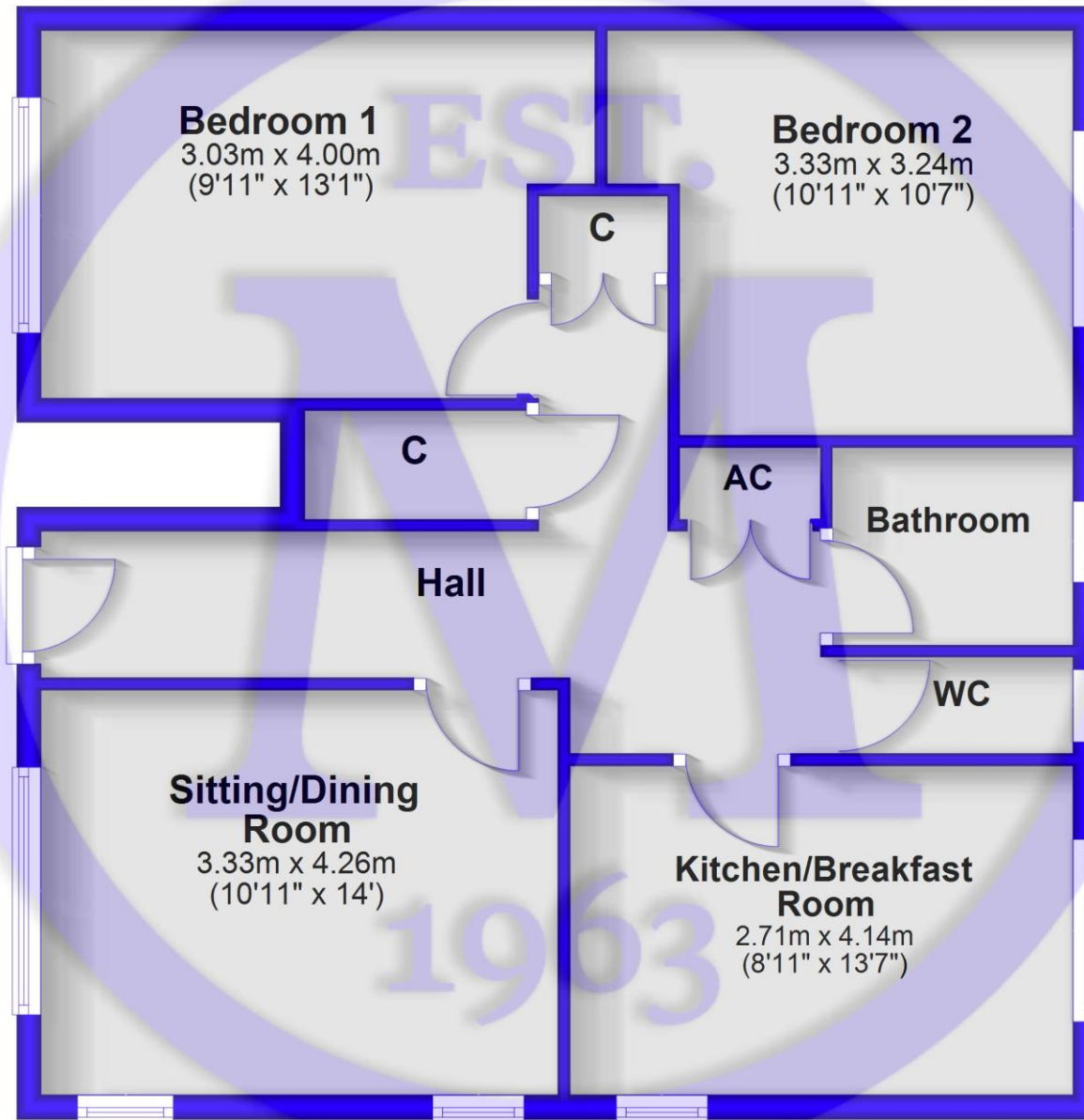


## *Services*

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

## Ground Floor

Approx. 72.1 sq. metres (776.2 sq. feet)



Total area: approx. 72.1 sq. metres (776.2 sq. feet)

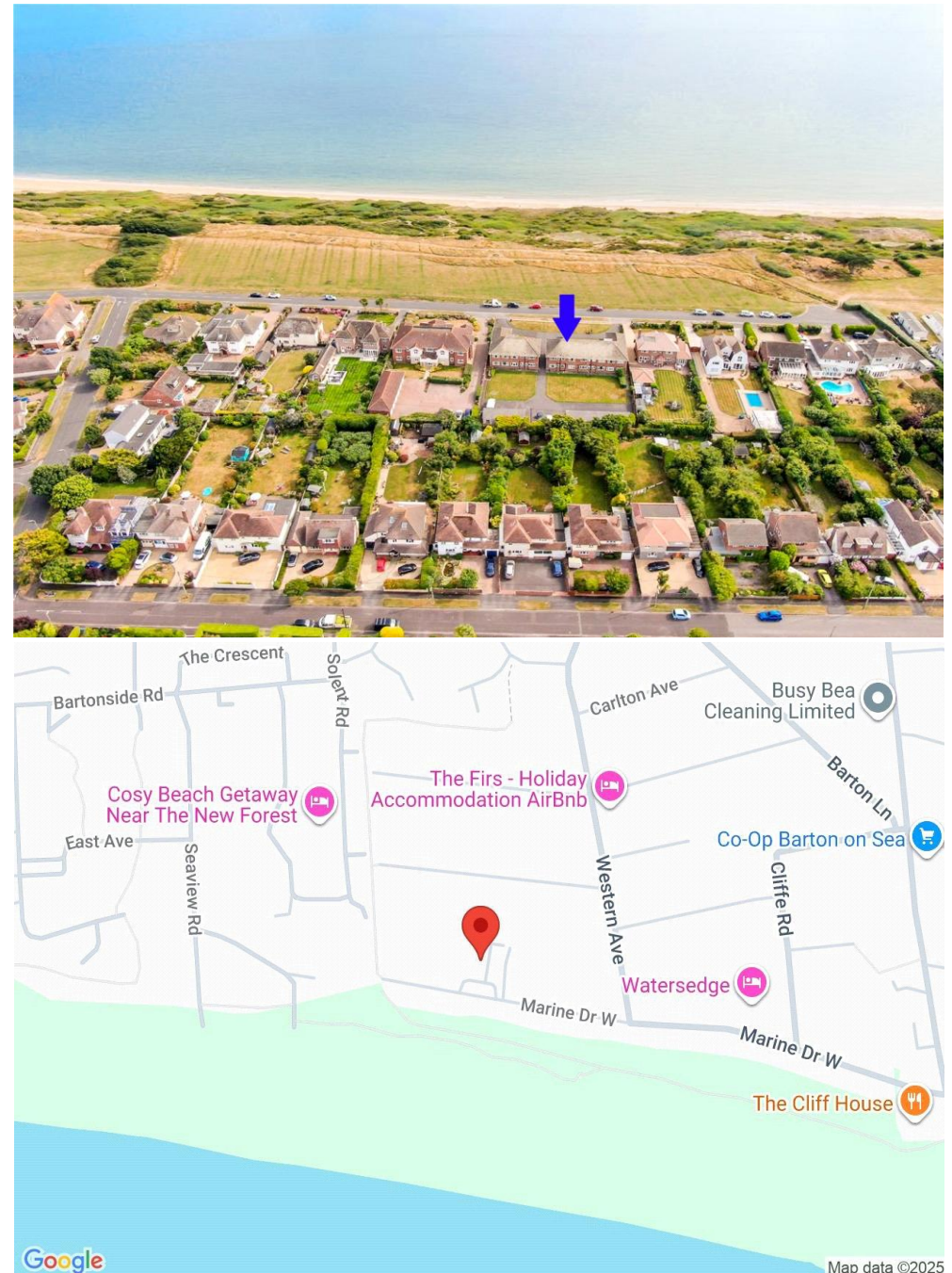


## Situation

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 across into Barton Court Avenue. Upon reaching the clifftop, turn right into Marine Drive and continue into Marine Drive West, where the property will be found on the right hand side.







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