



*Flat 1, Berryhead Court, Barton on Sea, BH25 7NN*

*£362,500*

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*Flat 1*  
*Berryhead Court*  
*10 Barton Wood Road*  
*Barton on Sea*  
*Hampshire*  
*BH25 7NN*

This high quality, two double bedroom ground floor apartment is situated just one road back from Barton on Sea clifftop and beach. The property has been refurbished to an extremely high standard in recent years, with features including an L-shaped sitting/dining room, a luxury kitchen and bathroom, two toilets, a share of the freehold, and a garage in a nearby block.

- Entrance Hall
- Sitting/Dining Room
- Kitchen
- Cloakroom
- Shower Room
- Two Double Bedrooms
- Patio
- Communal Garden
- Garage
- Share Of Freehold
- Service Charge: £1,275 PA



## The Property

Entrance hall with entry phone system, central heating controls, and an airing cupboard featuring a heated towel rail.

The kitchen has been beautifully fitted with blue shaker style wall and base units, a contrasting quartz effect worktop, a stainless steel sink with a mixer tap, laminate style flooring, and tiled walls. Integrated appliances include a tall stand up fridge/freezer, an eye level double oven, a four burner gas hob with an extractor fan above, a slimline dishwasher, and a washing machine. There is a cupboard housing the electrical consumer units and another housing the modern Viessmann central heating boiler.

The L-shaped sitting/dining room enjoys a bright double aspect, carpeted flooring, a feature electric fire, a TV aerial point, and an attractive bay window to the front with built-in plantation shutters.

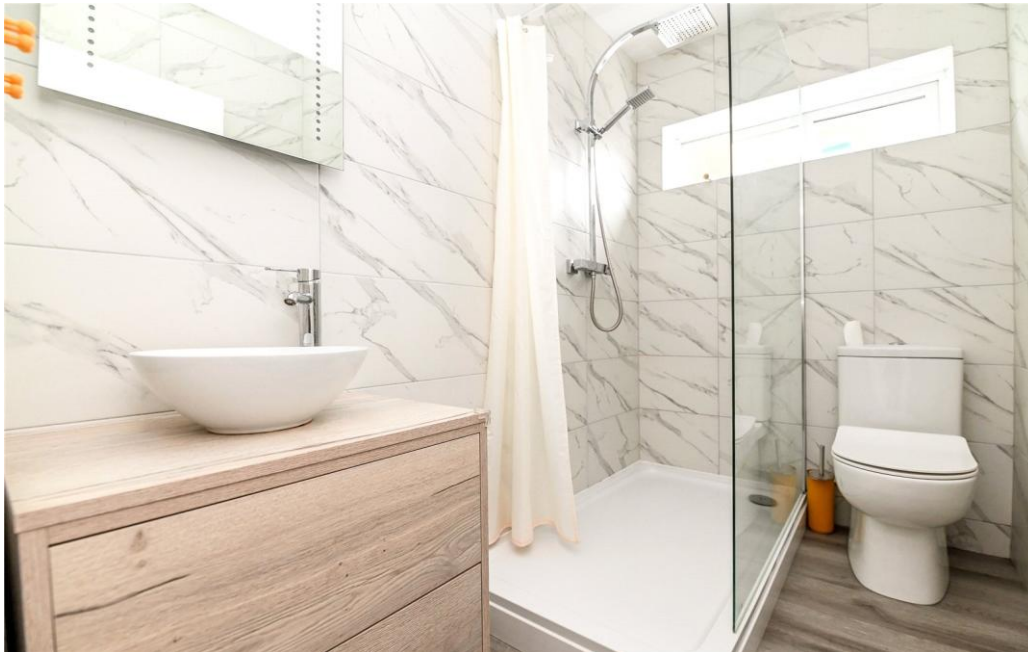
Cloakroom with tiled flooring, fully tiled walls, and a suite comprising a wall hung wash hand basin with a mixer tap, a WC with a hidden cistern, and a UPVC window.

The shower room is finished to an extremely high standard with timber effect flooring, fully tiled walls, a modern wash hand basin with a mixer tap, a walk-in double shower with a glass shower screen and thermostatic shower fittings, a WC, and a chrome heated towel rail.

The master bedroom is an exceptionally generous size, with a fantastic range of built-in storage and an outlook over the communal garden.

Bedroom two is a lovely sized double room with built-in wardrobes and a glazed door leading out to the patio and rear garden.





## *Gardens & Grounds*

To the front of the property is an area of communal garden, the maintenance of which is covered by the annual service charge.

A driveway leads to the garages, where the property benefits from a single garage with an up-and-over door.

To the rear of the property is another area of communal garden, along with a large patio.

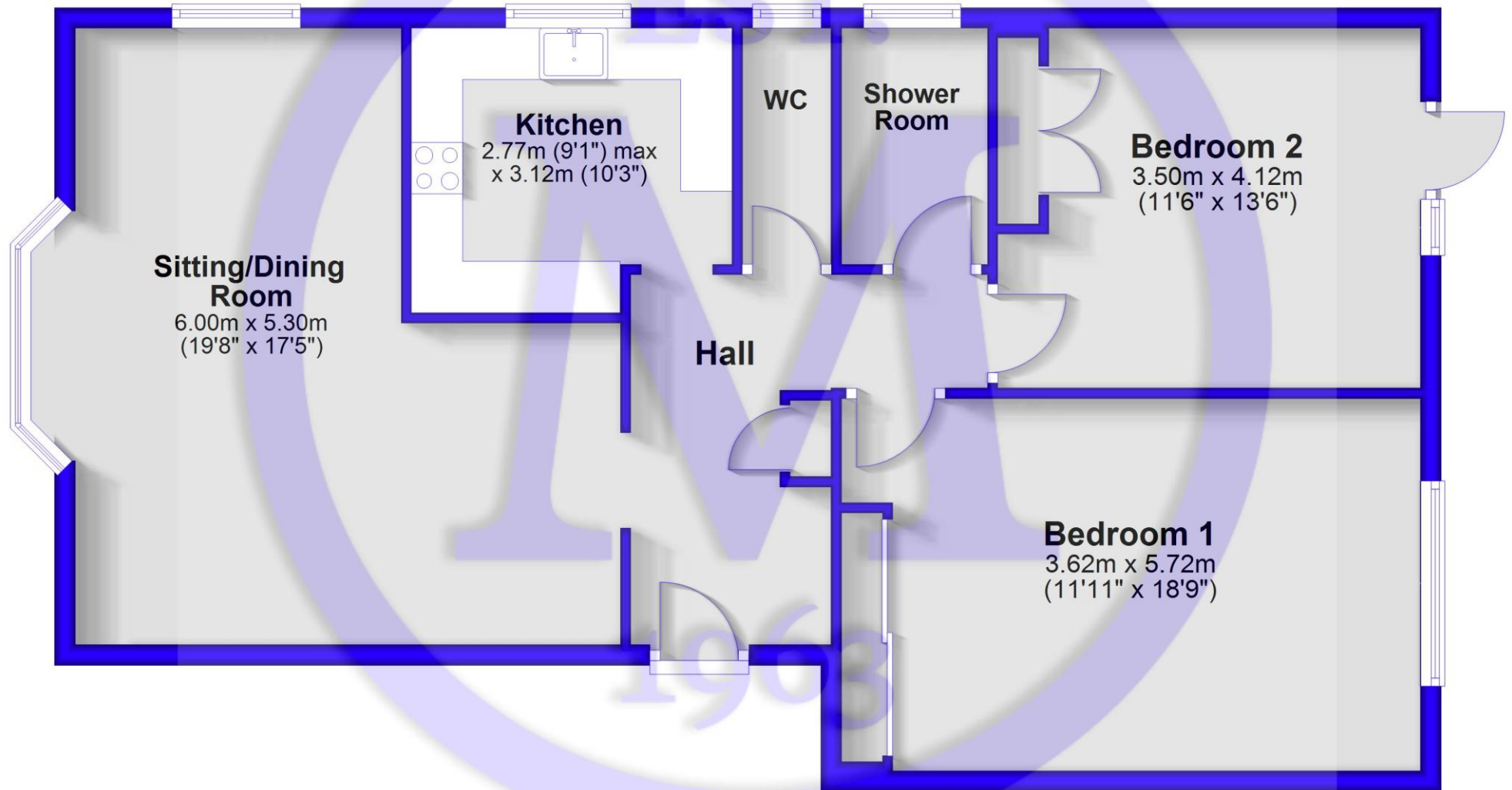
The property is offered with vacant possession and includes ownership of a share of the freehold.

## *Services*

- Mains gas, electricity, drainage and water
- Council Tax Band: D
- Energy Performance Rating: C

## Ground Floor

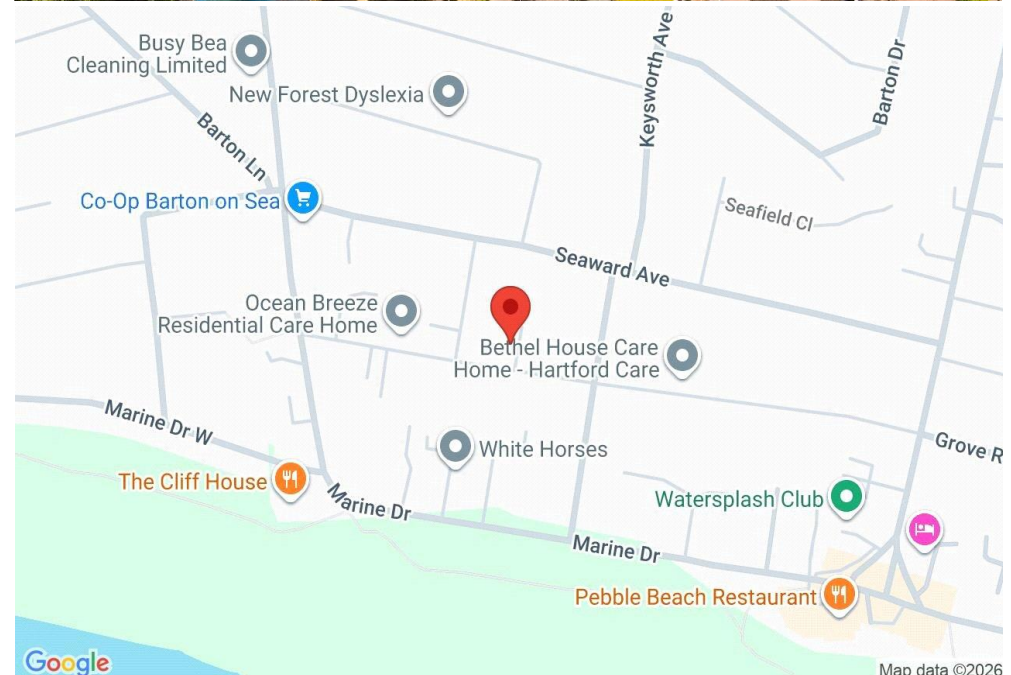
Approx. 86.1 sq. metres (927.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.1 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.





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