

*55 Seaward Avenue, Barton on Sea, BH25 7HN*

*£189,950*

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*55 Seaward Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7HN*

A well presented one bedroom apartment situated on the second floor of this characterful building, just a stone's throw from Barton on Sea clifftop and beach. The apartment has been very well maintained and offers a kitchen/breakfast room with views of the Isle of Wight, a sitting room, a large double bedroom, and a modern shower room.

- Hallway With Storage
- Sitting Room
- Kitchen/Breakfast Room
- Double Bedroom
- Modern Shower Room
- Island Views From Kitchen
- No Forward Chain
- Approx. 123 Years Remaining On The Lease
- Ground Rent: £25 PA
- Service Charge: Approx. £800 PA



## The Property

Communal entrance with secure entry phone and stairs leading to the second floor.

Entrance hall with a useful storage cupboard and carpeted flooring.

The sitting room is a great size, with a characterful tiled fireplace and a large window enjoying elevated views over Barton on Sea.

The kitchen/breakfast room benefits from stunning views over Barton on Sea and towards the Isle of Wight. It features tile effect flooring, part tiled walls, a good range of modern wall and base units with a contrasting worktop, a one and a half bowl sink unit with a mixer tap and drainer, a modern wall hung Glow Worm central heating boiler, space for an electric cooker and fridge/freezer, along with space and plumbing for a washing machine and tumble dryer.

The bedroom is a large double with a pleasant double aspect and ample space for bedroom furniture.

The modern shower room has part tiled walls, an extractor fan, a UPVC double glazed window, and a suite comprising a chrome ladder style heated towel rail, a wash hand basin with a mixer tap over and storage beneath, a WC, and a large shower cubicle with a wall hung shower and glass shower screen.





## *Gardens & Grounds*

55 Seaward Avenue is situated on the second floor of the characterful Westcliffe Building.

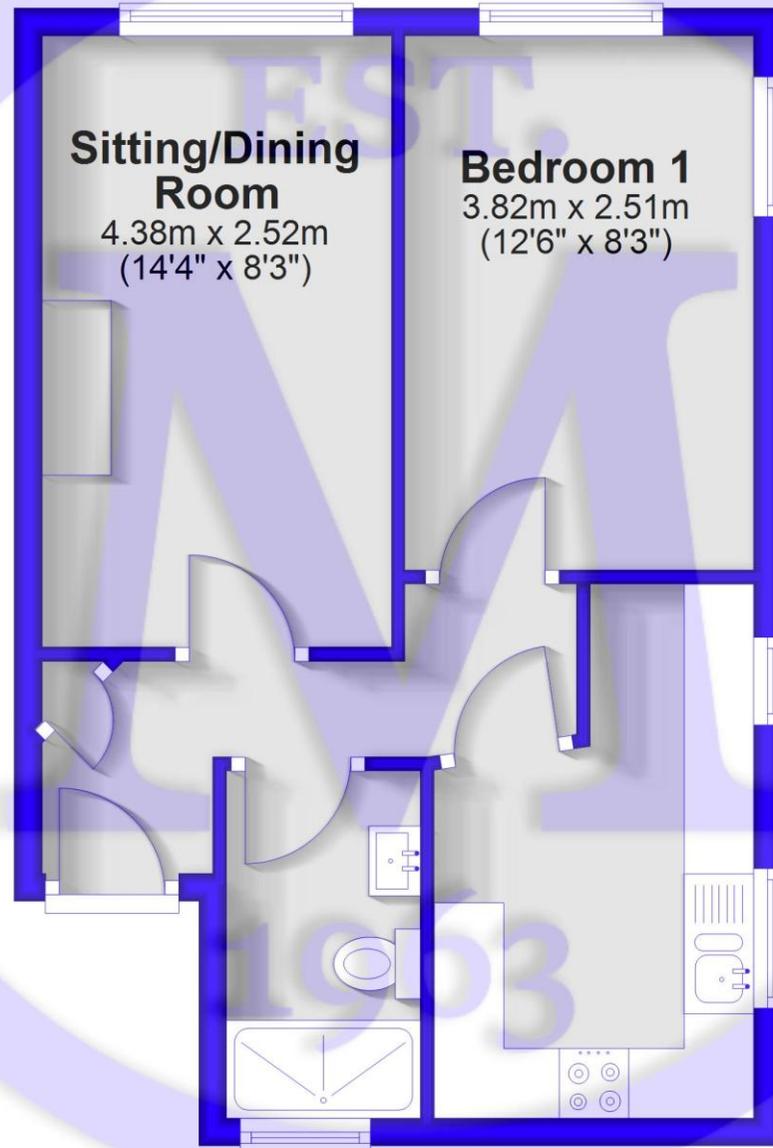
The building has been extensively modernised in recent years and is now presented in excellent order.

## *Services*

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

## Second Floor

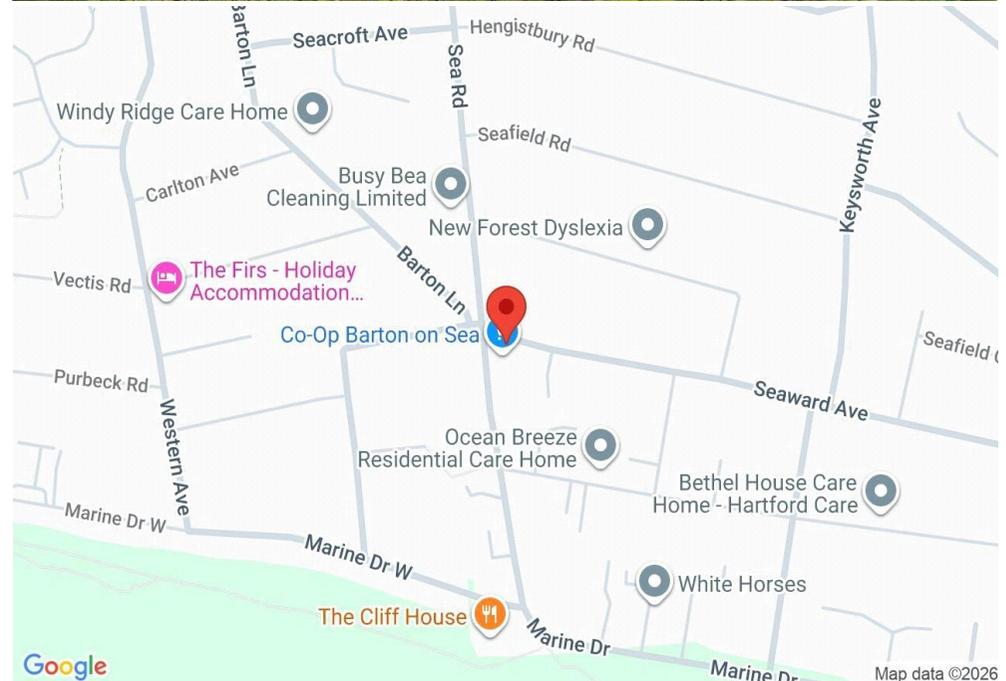
Approx. 37.4 sq. metres (402.5 sq. feet)



Total area: approx. 37.4 sq. metres (402.5 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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