



Flat 9, Barton House, 2 Marine Drive, Barton on Sea, BH25 7EF

£459,950

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*Flat 9
Barton House
2 Marine Drive
Barton on Sea
New Milton
Hampshire
BH25 7EF*

A superb two double bedroom, first floor clifftop apartment offering some of the finest sea views available in Barton on Sea. Built by the highly regarded local developer Pennyfarthing Homes, the property features a dressing room and en-suite shower room to the master bedroom, a good sized sitting/dining room, access to the south facing balcony from both the sitting room and master bedroom, stunning panoramic sea and coastal views, a garage in a block to the rear, a passenger lift, and is offered with no forward chain.

- Sitting/Dining Room
- Kitchen/Breakfast Room
- Two Double Bedrooms
- Dressing Room & En-Suite Shower Room
- Bathroom
- Balcony & Garage
- Communal Parking & Grounds
- Share Of Freehold
- 68 Years Remaining On Lease
- Service Charge: £3,000 Per Annum



The Property

Communal entrance hall with a security entry system, stairs, and a passenger lift to the first floor.

Entrance hall with an airing cupboard housing the Mega Flow hot water cylinder, and a large additional storage cupboard.

Good sized sitting/dining room benefiting from a double aspect, featuring a bay window that takes full advantage of the stunning sea and coastal views, a fire surround with stone backing and hearth, an inset flame effect electric fire, and a casement door onto the balcony.

Balcony with paved flooring, timber balustrade, and fantastic south facing sea views.

Kitchen/breakfast room fitted with a good range of wall and base units, a contrasting stone effect worktop, an inset one and a half bowl sink unit with mixer tap, tiled flooring, and a wall mounted gas fired boiler. Integrated appliances include a double electric oven, a four burner gas hob, and an extractor. There is space for a kitchen table, slimline dishwasher, washing machine, and a tall fridge/freezer.

Two double bedrooms, with the master bedroom having a casement door onto the south facing patio, a dressing area with excellent built-in storage, and a fully tiled en-suite shower room.

Fully tiled bathroom fitted with a white suite comprising a panel bath with mixer tap and shower attachment, a wash basin, WC, bidet, and timber effect flooring.

No forward chain.





Gardens & Grounds

Barton House stands in well maintained communal gardens and grounds, the upkeep of which is paid for out of the annual service charge.

There is a garage in a block to the rear, along with additional communal car parking areas.

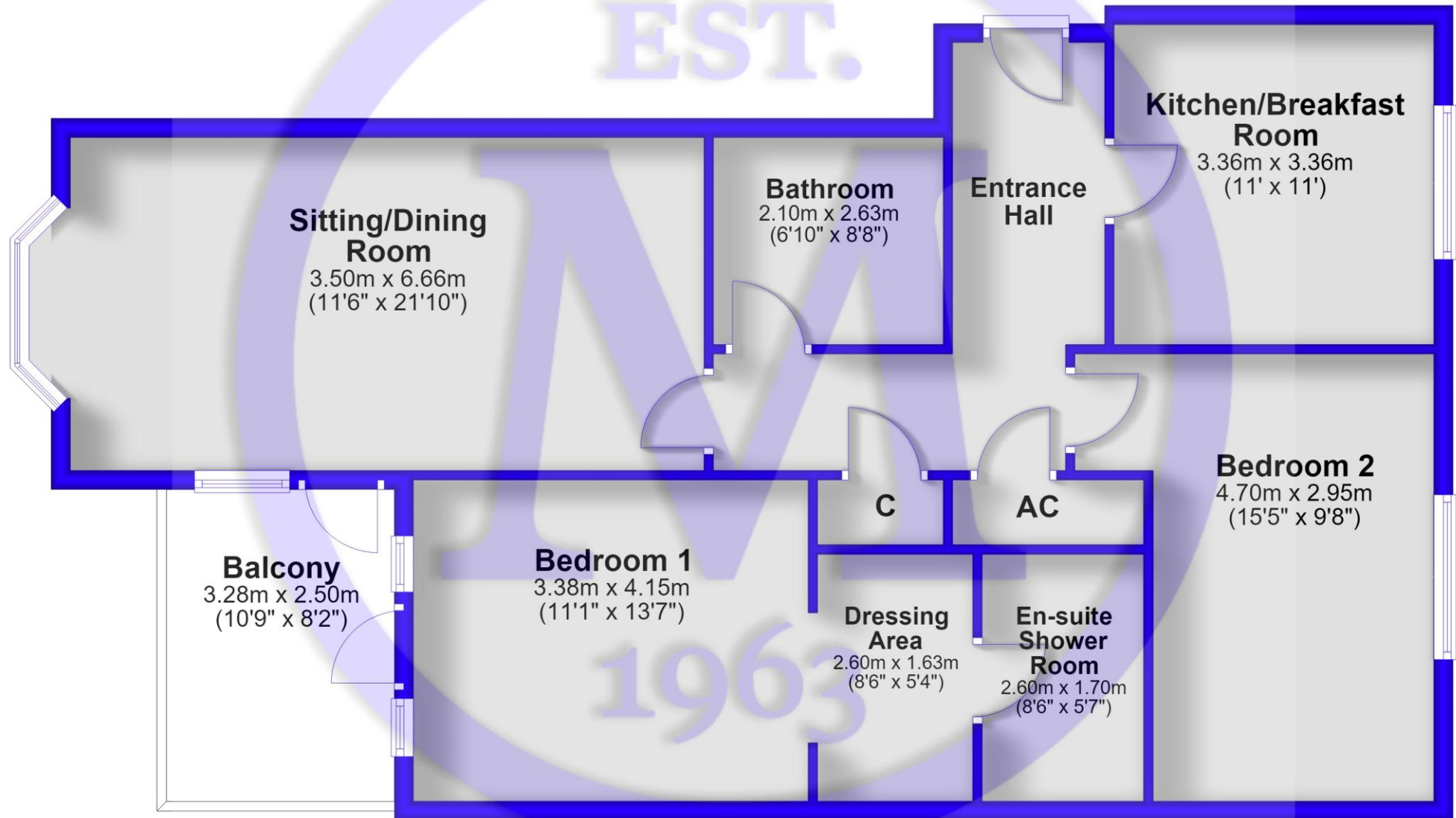


Services

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

First Floor

Approx. 93.4 sq. metres (1005.2 sq. feet)
(excluding Balcony)

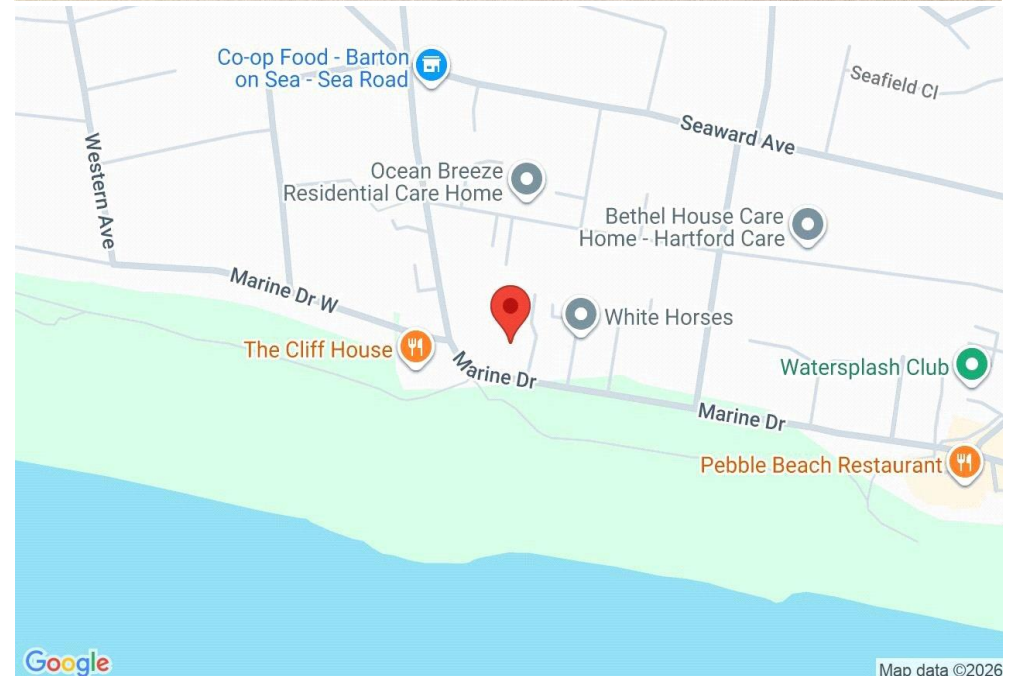


Total area: approx. 93.4 sq. metres (1005.2 sq. feet)



Situation

Barton on Sea, a charming part of New Milton, sits along the same stunning Solent coast. It offers wide views over Christchurch Bay to the Isle of Wight and access to beautiful coastal walks both ways—ideal if you love the outdoors. It's close to New Forest National Park's open landscapes and has direct rail links to London Waterloo. Barton on Sea also features great schools, fine dining at Chewton Glen Hotel and Pebble Beach restaurant, and that 27-hole golf course. It's a perfect mix of nature, convenience, and luxury for coastal living.





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