



Winkworth

for every step...

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2 GREENSIDE COURT, BARTON-ON-SEA, BH25 7DX PRICE £695,000, SHARE OF FREEHOLD

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for every step...

A unique and stunning property with incredible sea views.

2 Greenside Court, Barton-on-Sea BH25 7DX

01425 270 055

Price £695,000, **Share of Freehold**

highcliffe@winkworth.co.uk

Situation:

Barton-on-Sea is a very popular coastal village with beautiful beaches and conveniently situated between Lymington to the East along with stunning Christchurch Harbour, Hengistbury Head and Bournemouth to the West.

The popular and highly regarded Barton-on-Sea Golf Course is a short drive away (1.5 miles).

The local train station provides direct links to London Waterloo from New Milton.

There are also excellent local airport links from both Southampton and Bournemouth, as well as ferry links to the Isle of Wight from Lymington.

Description:

A stunning home (or perhaps a second home) by the sea, in this beautiful area on the Hampshire/Dorset border.

The Tower House has 'wow factor' in abundance as the flagship property within the exclusive Greenside Court

development which was previously the club house for the highly regarded Barton-on-Sea golf club.

The property enjoys stunning panoramic views over Christchurch Bay with The Isle of Wight and The Needles to the west and eastwards over Hengistbury head towards The Purbecks and the limestone cliffs of Old Harry Rocks.

The main reception room is triple aspect and has a vaulted ceiling with a stone-built fireplace and doors leading on to the large balcony with sea views.

The fitted kitchen features a range of integral appliances including hob, extractor, fridge freezer and a double oven.

The principal bedroom suite has an ensuite shower room and there are an additional three bedrooms and a family bathroom.

Outside is an allocated carport with storage and access to communal gardens.

Summary:

- Four bedrooms, one with ensuite
- Reception room with vaulted ceiling
- Fitted kitchen with integrated appliances
- Family bathroom
- Allocated carport with storage
- Communal Gardens
- Share of Freehold
- Council tax band F

Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. Take the second exit and continue on the Christchurch Road. Turn right onto Sea Road, continue to the end, and turn left on to Marine Drive. Follow the road to the end where the property can be located on the left.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	59
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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