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Winkworth

for every step...

FLAT 11 MARINE POINT, BARTON COURT AVENUE, BARTON-ON-SEA BH25 7HQ **PRICE £299,950 SHARE OF FREEHOLD**

A beautifully appointed two double bedroom, two bathroom first floor flat with lift.

Flat 11 Marine Point, Barton-on-Sea BH25 7HQ
Price £299,950 Share of Freehold

01425 270055
highcliffe@winkworth.co.uk

Situation:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. The immediate vicinity gives access to the stunning coastline overlooking Christchurch Bay. Also, within easy reach by car is The New Forest National Park, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

As well as the incredible natural advantages of living in Barton, the practical reasons are also abundant with an array of easily accessible local amenities, shopping and transport facilities. New Milton Train station is * 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers).

Barton-on-Sea golf course is *1.9m / 6 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source *Google Maps).

Description:

A beautifully appointed two double bedroom, two-bathroom first floor flat, located in this delightful block only yards from Barton cliff top.

The apartment is accessed via a well-presented communal hallway, with stairs and a lift taking you to the first floor.

The properties inner hallway leads to all principal rooms, and a large utility cupboard.

The living room is a good size with a southerly aspect window and an attractive electric fire creating an appealing focal point.

The separate kitchen has been recently updated with modern units and a range of integrated cooking appliances.

Both bedrooms are good size doubles, both benefitting from fitted wardrobes and the principal room featuring a large en-suite bathroom.

The family shower room completes the accommodation.

Outside there is residence parking and a single garage in a block.

Lease Details -

Share Of Freehold

Lease - 125 years from 6th Jan 1992

Service Charge - Approx £2700 per annum

Summary:

- A beautifully appointed first floor flat with lift
- Two bedrooms
- One reception room
- Fitted kitchen
- Two bathrooms
- Single garage and residents parking
- NFDC Council Tax Band D
- Share of Freehold

Useful Information

Services – Mains Gas, Mains Electric, Mains Water & Drainage

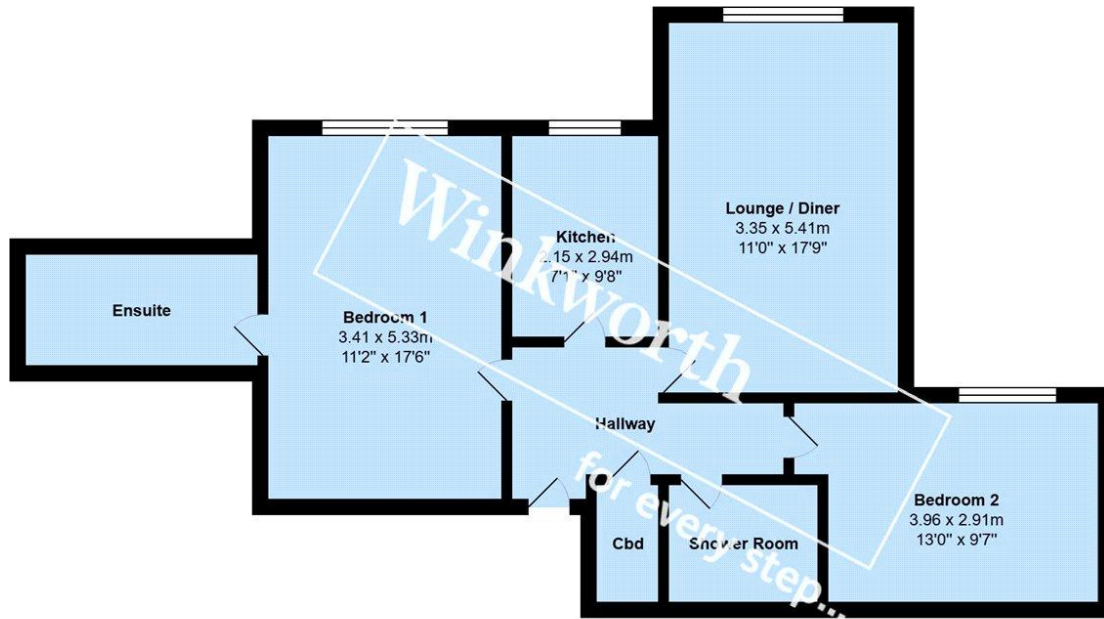
Mobile Network Coverage* – Likely outside with all major providers, some restrictions from some providers inside.

Broadband Availability* – Superfast available up to 80mbps

Other – Winkworth are not aware of any other information effecting the sale of the property under "Part C" of Material information.

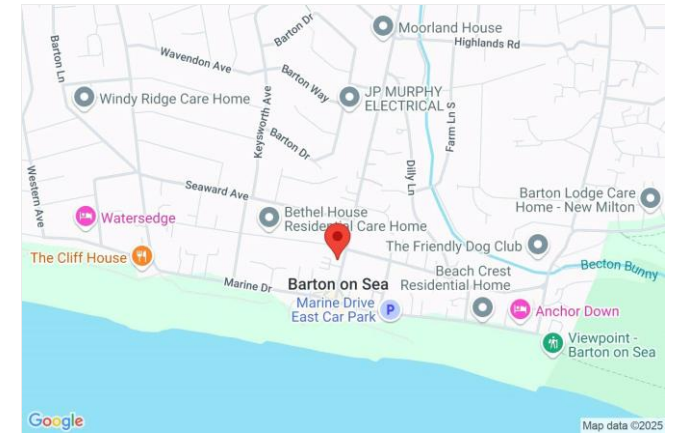
* <https://checker.ofcom.org.uk/> used for information regarding service availability





Total Area: 74.1 m² ... 798 ft²

All measurements are approximate and for display purposes only



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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