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FLAT 1 WEST POINT HOUSE, BARTON-ON-SEA BH25 7QJ OFFERS IN EXCESS OF £500,000 LEASEHOLD

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for every step...

# A stunning three bedroom ground floor apartment with fabulous sea views.

Flat 1 West Point House, Barton-on-Sea BH25 7QJ  
Offers in excess of £500,000 Leasehold

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## Situation:

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

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

## Description:

A great sized ground floor three bedroom apartment with attractive sea and coastal views, situated in this prestigious development of only six apartments with ample parking, visitors parking and garage.

The apartment's private entrance hall is a good size, incorporating useful cupboard space and doors off to all bedrooms, living accommodation and family bathroom.

The kitchen diner is beautifully finished with an extensive range of cupboards and integrated appliances and has a lovely southerly aspect looking out to sea.

The lounge is simply fabulous, with attractive bay windows and door opening onto the southerly facing terrace. The terrace is a secluded sun trap with space for table and chairs, ideal for enjoying the fantastic sea views.

The principal bedroom is a great double room with dressing area and en-suite shower room.

Bedroom two is also a superb double with fitted furniture.

The study is fully fitted with a workstation and storage but could very easily be turned back into a good size third bedroom.

Outside, the manicured communal gardens and grounds overlook the cliff top, where there are spectacular views of Christchurch Bay and The Isle of Wight. The apartment benefits from a single garage, resident's & visitors' parking.

Lease Length: 125 years from 29 September 2003

Annual Service Charge: £3833

Annual Ground Rent: £325

## Summary:

- Three good sized bedrooms, one with ensuite
- Lounge with bay window
- Kitchen/diner
- Family bathroom
- Communal gardens overlook the cliff top
- Single garage
- Resident's & visitors' parking
- Council tax band F

## Directions:

From the Highcliffe office turn right and continue on the Lymington Road to the roundabout. At the roundabout take the second exit and continue on the A337. Turn right onto Western Avenue and continue to the bottom, turn right and the property can be located halfway along on the right hand side.







Total Area: 92.6 m<sup>2</sup> ... 997 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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