

# 1 SEASCAPE

50-52 MARINE DRIVE EAST, BARTON ON SEA, NEW MILTON, BH25 7FD





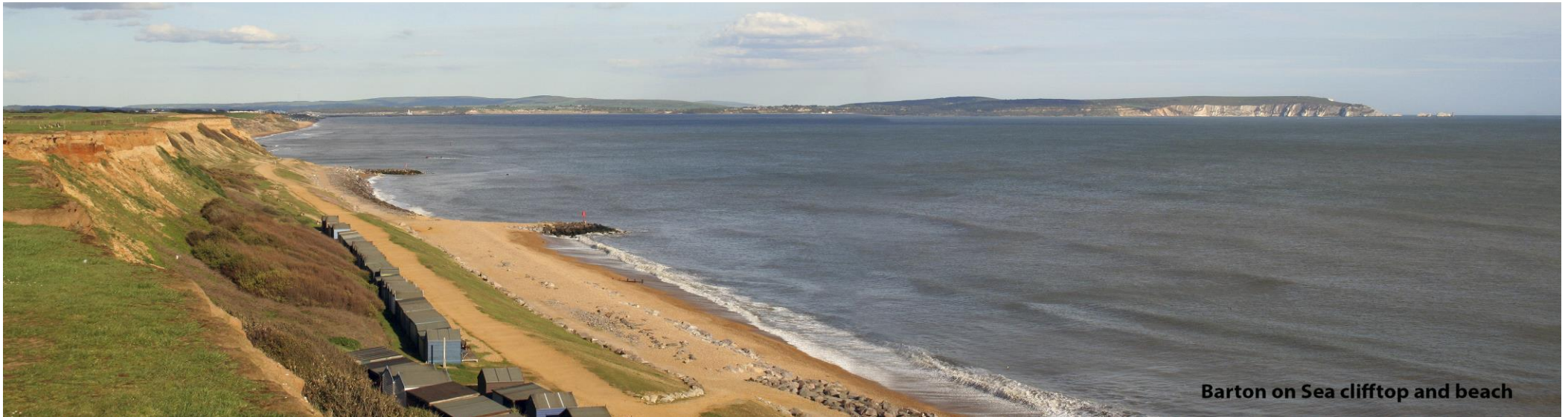


# 1 SEASCAPE

50-52 Marine Drive East, Barton on Sea, New Milton, Hampshire, BH25 7FD

Stunning seafront apartment with panoramic views from the Needles and the Isle of Wight across to Old Harry Rocks. Features of this apartment include a beautiful double aspect lounge/dining room, high quality kitchen/breakfast room, three bedrooms, master bedroom with dressing room and en-suite shower room, balcony, garage and parking.

- Entrance Hall
- Lounge/Dining Room
- Kitchen/Breakfast Room
- Three Bedrooms
- Dressing Area
- En-Suite Shower Room
- Family Shower Room
- Patio
- Garage
- Parking
- Communal Gardens
- Stunning Sea Views



Barton on Sea clifftop and beach

£459,950

## The Property

This beautifully presented apartment was built by Pennyfarthing Homes in approximately 2003 comprising of 1000 sq ft

Double aspect lounge/dining room with fully carpeted flooring, double casement doors onto patio and communal garden, separate single glazed door onto another area of patio enjoying stunning sea views, ample space for dining room table and chairs and feature built in electric fire with heat and cooling fire

Kitchen/breakfast room is a particular feature with tiled flooring, double aspect windows facing to the south west and enjoying beautiful sea views and fitted with an excellent range of solid wood wall and base units with a contrasting granite effect worktop. Built in appliances include AEG double oven, gas hob with extractor fan over, dishwasher, washing machine, tiled splash back, space for a tall stand up fridge freezer and ample space for a four seater table and chairs

The entrance hall has an entry phone system, alarm system, cloaks cupboard, double airing cupboard, centre and central heating thermostat

Family shower room with fully tiled walls and floor and comprises of a large walk in shower cubicle, wash basin set on vanity unit with storage below, adjacent low flush WC with concealed cistern, chrome heated towel rail and illuminated mirror,

There are three bedrooms, with bedroom three currently used as a home office/study. Bedroom one and two are both generous doubles with the master benefitting from a door out to the communal garden and dressing area containing two runs of built in wardrobes and giving access to the en-suite shower room

The en-suite shower room has fully tiled walls, a large double walk-in shower, extractor fan, a chrome thermostatic shower attachment, chrome towel rail, WC, wash hand basin with storage beneath, mirror fronted medicine cabinet and tiled flooring

The property has UPVC double glazing and gas fired central heating throughout







## Gardens & Grounds

To the front of the property is a generous area of patio benefitting from a south westerly aspect with stunning sea views. The property is surrounded by communal gardens paid for out of the annual maintenance fee. To the rear of the property is an area of casual parking and the garages with up and over doors and pitched tiled roofs.

Maintenance 2020 £1012.50 per ½ year  
Ground Rent £275.00 per annum

## Services

Mains gas, electric, drainage and water

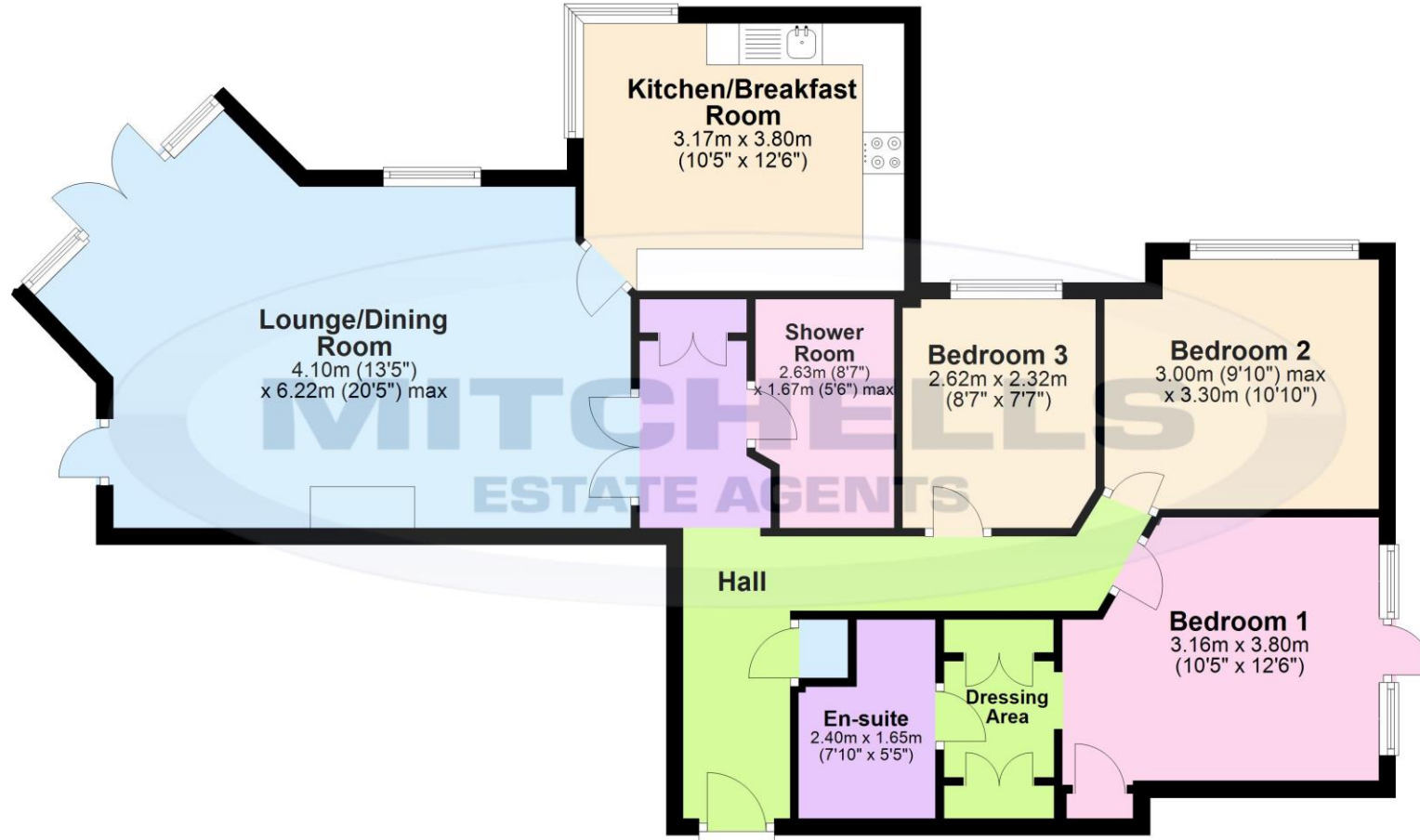
Council Tax Band F

Energy Performance Rating Current 75C Potential 77C



## Floor Plan

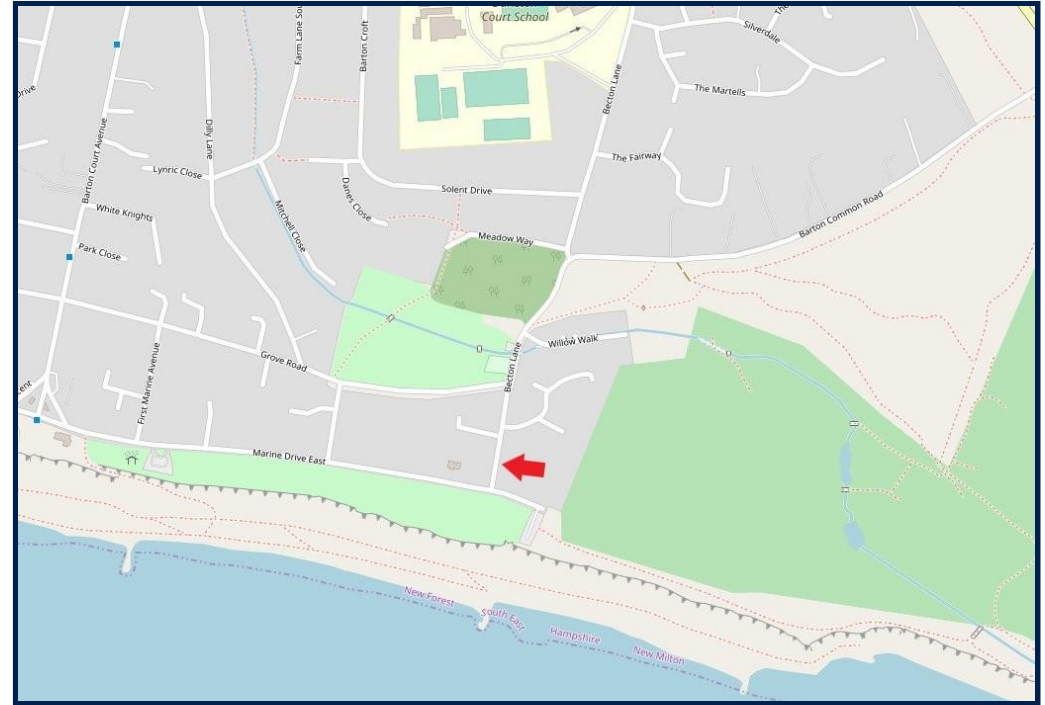
Approx. 93.0 sq. metres (1001.1 sq. feet)



"Whilst every attempt has been made to ensure the accuracy of this floor plan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser."  
Plan produced using PlanUp.

**1 Seascape, Marine Drive East, Barton On Sea**



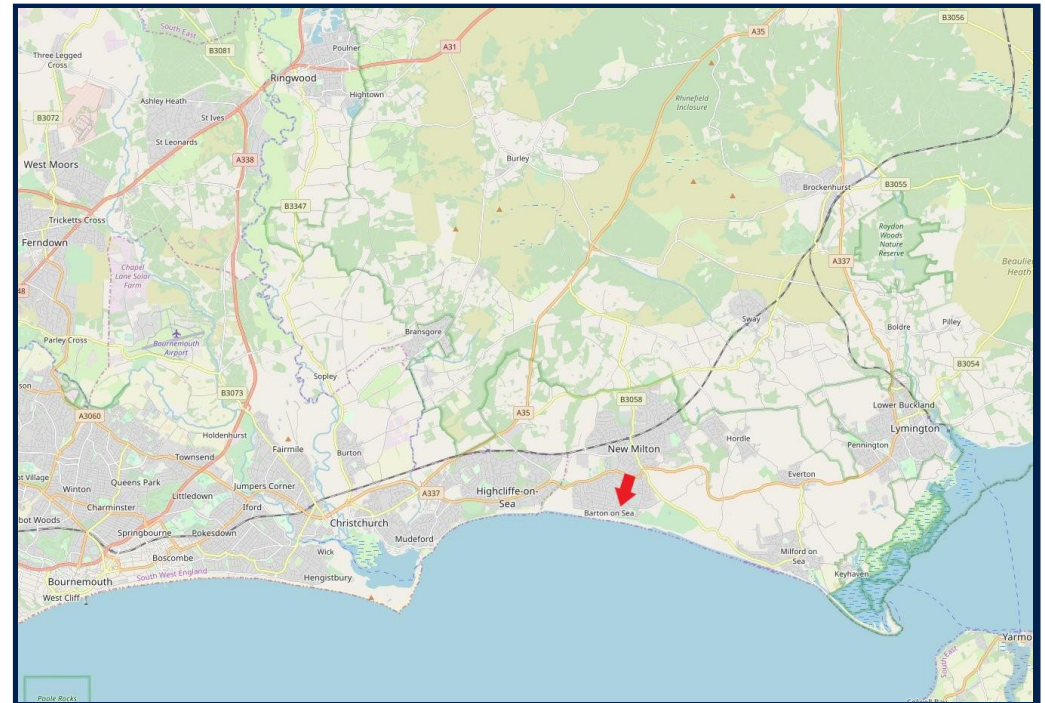


## Situation

Barton on Sea is a suburb of New Milton and occupies an enviable position on a picturesque stretch of the Solent coastline with stunning views over Christchurch bay to the Isle of Wight and beautiful coastal walks in both directions. Fuelled by its excellent location, the nearby open forest of the New Forest National Park, main line rail links to London Waterloo, quality schooling, luxury restaurants including the renowned Chewton Glen hotel and Pebble Beach on the cliff top, a links style 27 hole golf course Barton on Sea is an extremely popular choice for those relocating to the coast.

## Directions

From Mitchells turn right at the traffic lights and proceed down Station Road. At the roundabout take the third exit onto Lymington Road, second left into Becton Lane. Continue along this road, at the T-Junction turn right. At the end turn left onto Marine Drive East where the property will be found immediately on your left hand side.







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