

2 CHANNEL COURT

BARTON WOOD ROAD, BARTON ON SEA, BH25 7QW





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Extremely large two/three bedroom ground floor apartment in show home condition throughout with a private south westerly facing patio situated only yards from Barton on Sea clifftop and beach. This stunning apartment offers an exceptional 1000 sq ft of accommodation and has been comprehensively modernised throughout and an internal inspection is strongly recommended to fully appreciate the size on offer. Other features include a large kitchen/breakfast room, a share of the freehold, an en-suite shower room to the master bedroom, a garage, no forward chain and the property suits a variety of needs including a retirement proposition close to the clifftop, a second home or as an alternative to those seeking a bungalow in this first class location.

- Reception Hall • Sitting/Dining Room • Separate Dining Room/Bedroom Three • Kitchen/Breakfast Room
- Two Double Bedrooms • Bathroom • En-Suite Shower Room
- Private Patio • Communal Grounds • Garage • Communal Parking



£364,000

The Property

Large reception hall with security entry phone and walk-in storage cupboard

Impressive large sitting/dining room with UPVC double glazed sliding doors onto the large private patio which benefits from a high degree of privacy and a lovely outlook over the gardens facing a sunny south westerly direction

Separate dining room/third double bedroom with a lovely outlook over the communal grounds

High quality kitchen/breakfast room fitted with a range of brand new wall and base units with a contrasting stone effect worktop and an inset sink unit with mixer tap over, integrated double electric oven, gas hob and extractor, fridge, dishwasher and washing machine, breakfast bar and ample room for a kitchen table

Two double bedrooms both with attractive westerly aspects

Fully tiled bathroom fitted with a bedroom new white suite comprising of a panel bath with mixer tap, shower attachment and glass shower screen, wash basin, WC, chrome ladder style heated towel rail and extractor fan

Fully tiled en-suite shower room to the master bedroom comprising of a walk-in shower cubicle with thermostatic controlled shower and glass shower screen, wash basin, WC, chrome ladder style heated towel rail and extractor fan

Attractive timber effect flooring in the reception hall, kitchen and third bedroom

Excellent decorative order throughout

No forward chain

Internal viewing is strongly recommended





Gardens & Grounds

Channel Court stands in very spacious gardens and grounds the upkeep of which is paid for out of the annual maintenance. The property also benefits from a single garage and there is ample further casual parking.

Services

Mains gas, electric, drainage and water

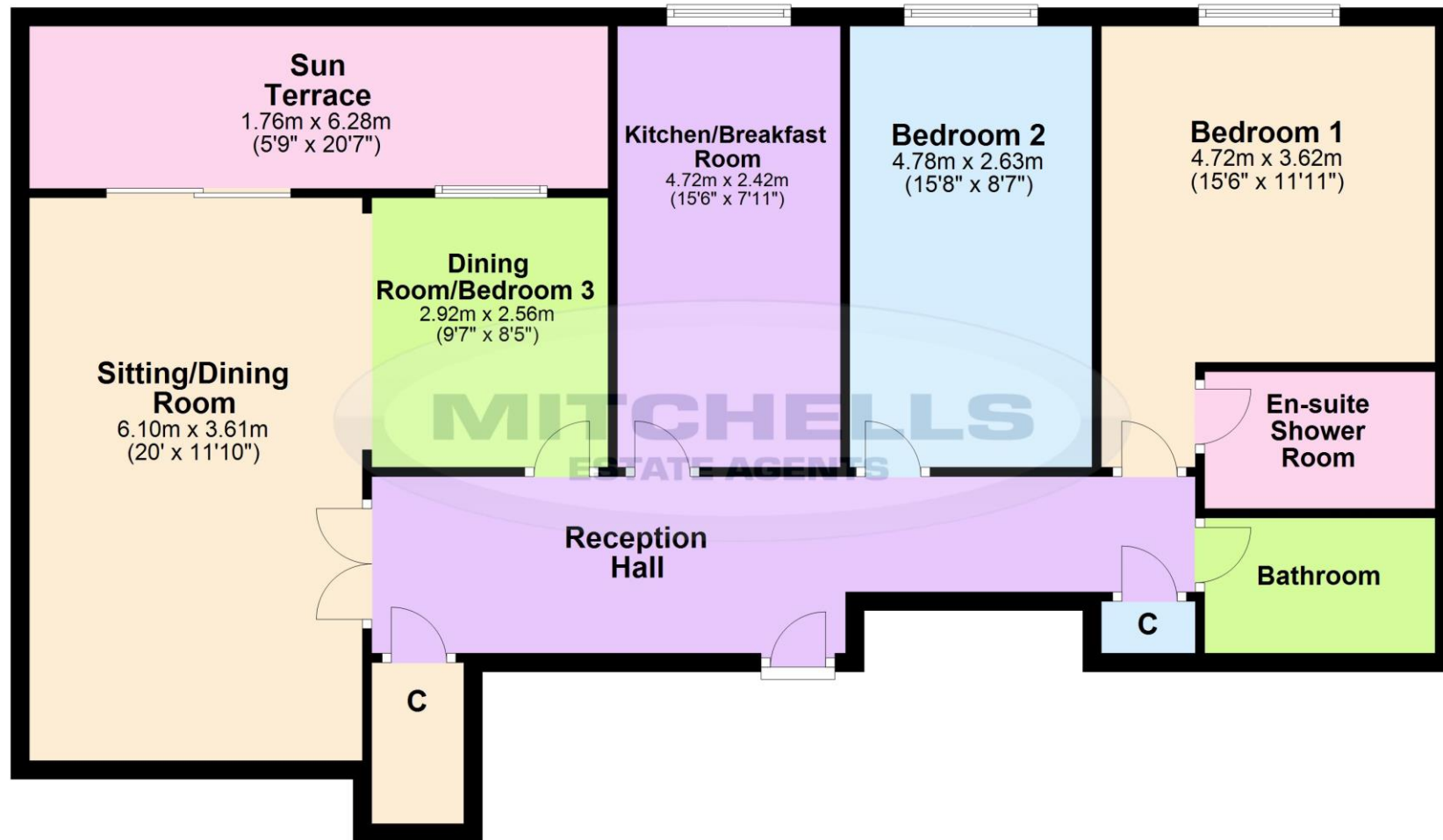
Council Tax Band D

Energy Performance Rating C Current 72 Potential 78



Ground Floor

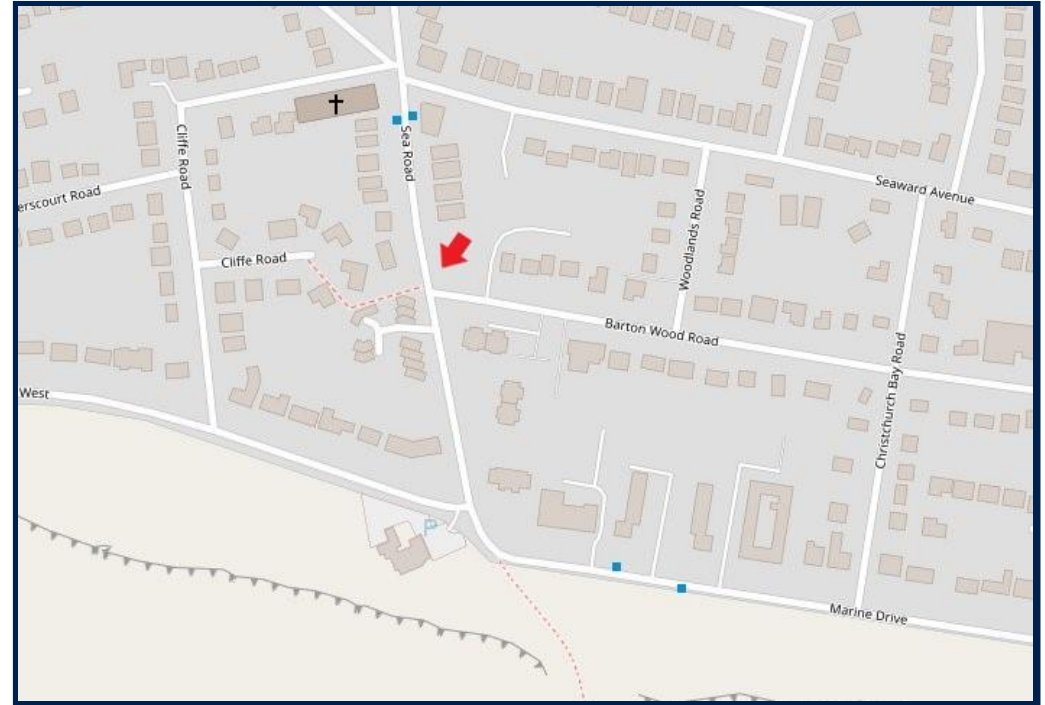
Approx. 107.5 sq. metres (1157.2 sq. feet)



'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.

2 Channel Court, Barton Wood Road, Barton on Sea, New Milton

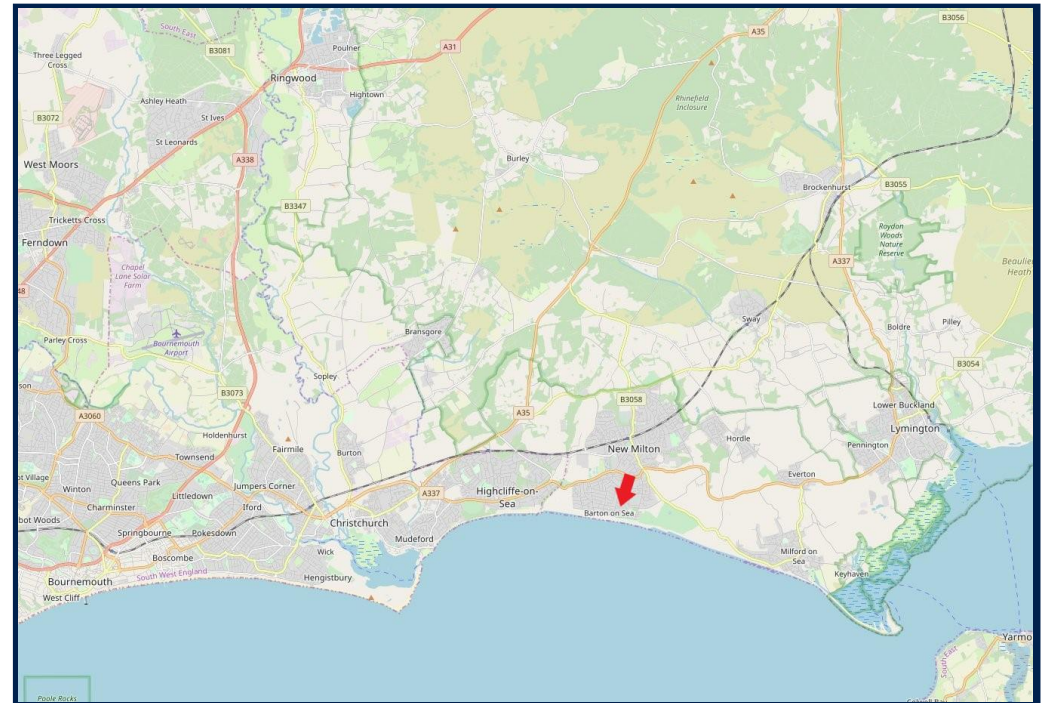


Situation

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 along Station Road. Take the second turning right into Barton Court Road. At the crossroads continue straight across into Barton Court Avenue. Upon reaching the clifftop, turn right into Marine Drive, bear right into Sea Road where the property will be seen a short distance back from the clifftop on the right hand side.





Centenary Buildings, 8-10 Old Milton Road, New Milton, Hampshire, BH25 6DT Email: info@mitchells.uk.com

Tel: 01425 616411

www.mitchells.uk.com