



Flat 7 Marine Prospect, 78 Barton Court Avenue

£1,200 PCM

A two-bedroom first-floor apartment ideally located within easy reach of Barton on Sea's renowned clifftop walks and beach. The property offers well-balanced accommodation, including two bath/shower rooms, a spacious sitting/dining room, and the added benefit of a single garage situated in a nearby block. Holding fee £276 Security deposit £1384 Council tax band: D



- Garage in separate block • Fantastic seaside location • Close to restaurants and coffee shops • Spacious living • First floor flat

A welcoming entrance hall provides access to all principal rooms and features three built-in storage cupboards, offering excellent practicality.

The generous sitting/dining room is bright and inviting, with large rear-facing windows allowing plenty of natural light to flood the space while providing ample room for both lounge and dining furniture.

The kitchen is fitted with a range of base and wall-mounted units, providing excellent storage and worktop space. Integrated appliances include a slimline dishwasher, four-burner gas hob and electric oven.

The principal bedroom enjoys a pleasant square bay window, extensive fitted wardrobes, and the benefit of an en-suite shower room. The en-suite comprises a large shower enclosure, WC, wash hand basin, and additional built-in storage.

The second bedroom is a good-sized double room with fitted storage and is served by the separate bathroom, which is fitted with a panelled bath and shower over, WC, wash hand basin, and useful wall-mounted storage cupboards.

The property's construction is brick and tile.

The property has mains gas central heating, an electricity supply, mains water and mains drainage.

The broadband and mobile availability can be checked via the Ofcom's "broadband and mobile coverage checker" on their website.

To be eligible to rent this property, you must be able to demonstrate a minimum annual income of £36,000. Any application will be subject to satisfactory credit checks, assessment of existing financial commitments, and landlord references. If you have any concerns regarding these requirements, or believe you may be unable to meet them, please let us know before arranging a viewing of the property.

ADDITIONAL INFORMATION

Council Tax Band: D

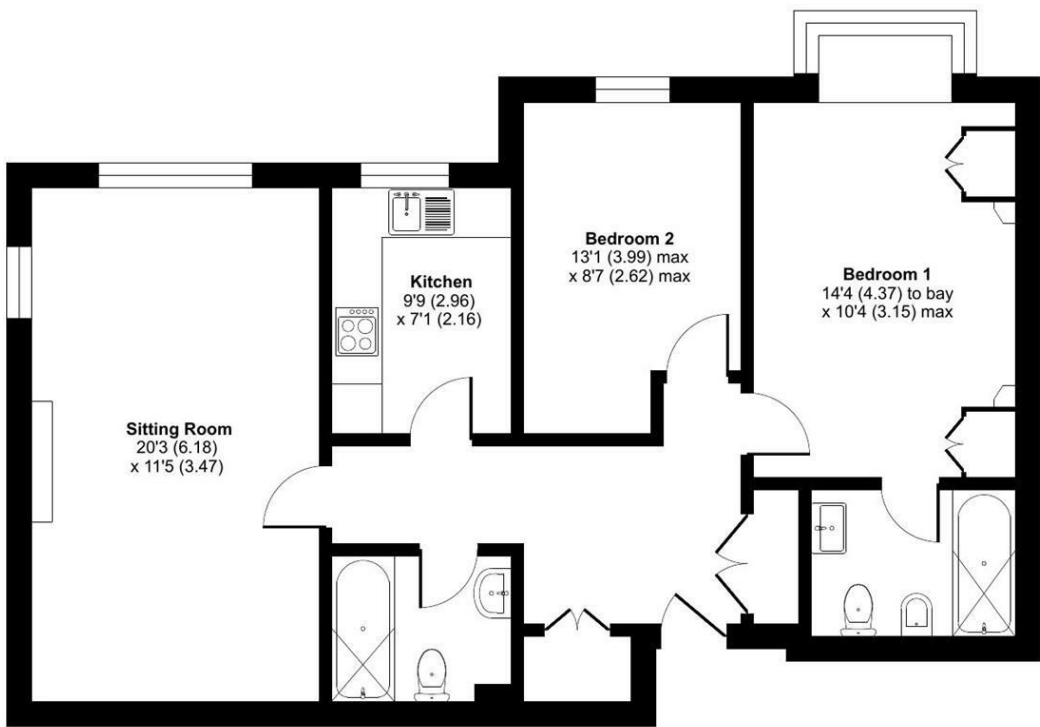
Furnishing Type: Unfurnished

Security Deposit: £1,384

Available From: 26th August 2026



Approximate Area = 825 sq ft / 76.6 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1468676



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.



SPENCERS

LETTINGS

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As the leading independent letting agency in the New Forest and surrounding areas, Spencers offers tenants a friendly, reliable and highly knowledgeable service. With offices across the region, including Lymington, Highcliffe, Brockenhurst, Burley, Ringwood, and Romsey, our local teams are here to help you find the right home and support you throughout your tenancy.

Our lettings teams live and work within the Forest and its nearby towns. This means you benefit from genuine local insight from nearby schools and transport links to community life and coastal or countryside surroundings.

We work closely with our landlords and manage a wide range of homes across the Forest and surrounding towns. We have memberships with Safe Agent, the Property Ombudsmen, and the Tenancy Deposit Scheme (TDS) ensuring your tenancy is handled professionally, transparently and with your best interests in mind.

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