



12 Barton Chase, First Marine Avenue, Barton on

£475,000

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*12 Barton Chase First  
Marine Avenue  
Barton on Sea  
New Milton  
Hampshire  
BH25 7TQ*

A high quality two double bedroom seafront apartment situated on the fourth floor of this highly sought after block and benefitting from some of the finest sea and coastal views available of Barton on Sea clifftop. The property has been comprehensively modernised and updated, and features now include a stunning luxury kitchen, a high quality bathroom and en-suite shower room, an excellent master bedroom and a separate dressing area, a good sized balcony taking full advantage of the stunning views, and the property is offered with no forward chain.

- Entrance Hall
- Sitting/Dining Room
- Balcony
- Two Double Bedrooms
- En-Suite Shower Room
- Bathroom
- Garage
- Management: £555 Per Quarter
- Garden Maintenance: £170 Per Quarter
- Visitor Parking



## The Property

Communal entrance hall with security entry system, leading to the high quality communal hallway with stairs and a passenger lift leading to the fourth floor.

Entrance hall with double cloaks cupboard, security entry phone, and a further storage cupboard.

Lovely sitting/dining room with twin casement doors onto the balcony and picture windows, taking full advantage of the stunning views on offer.

Balcony with paved flooring, a timber balustrade, and wonderful far reaching sea and coastal views.

Luxury kitchen fitted with a range of high quality units, soft closing drawers and doors, a contrasting light stone worktop with an undermounted sink unit with a mixer tap over, integrated Siemens electric oven, warming drawer, five burner gas hob and extractor fan, under cupboard lighting, integrated Siemens dishwasher, full height fridge, separate full height freezer, tiled flooring, and recessed ceiling spotlights.

Two double bedrooms, both having wonderful far reaching sea and coastal views, with the master bedroom benefitting from a separate dressing area with built-in wardrobes and an en-suite shower room fitted with a high quality white suite comprising a shower cubicle with a thermostatically controlled shower, wash basin with storage beneath, WC, tiled flooring, fully tiled walls, built-in storage, a chrome ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.

Luxury bathroom fitted with a high quality Villeroy and Boch suite comprising a tiled panel bath with a mixer tap and shower attachment over, wash basin with storage beneath, WC, recessed lighting, storage, fully tiled walls, ladder style heated towel rail, recessed ceiling spotlights, and an extractor fan.





## *Gardens & Grounds*

Barton Chase sits in its own well maintained gardens and grounds, the upkeep of which is paid for out of the annual maintenance charge.

There is a garage in a nearby block, with a pitched roof and up and over door, as well as areas of visitor parking.



## *Services*

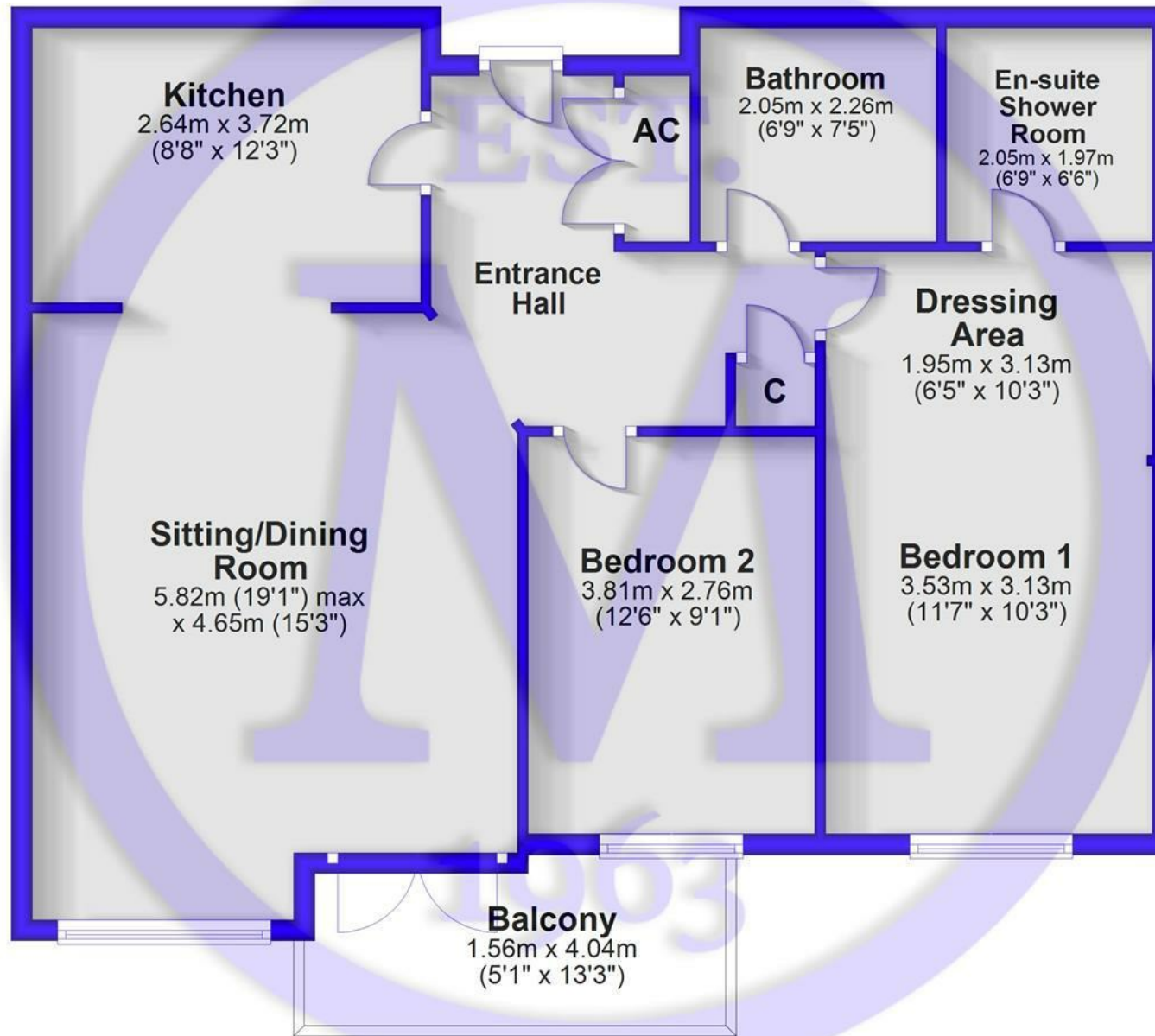
Mains gas, electricity, water and drainage

Council Tax Band: F

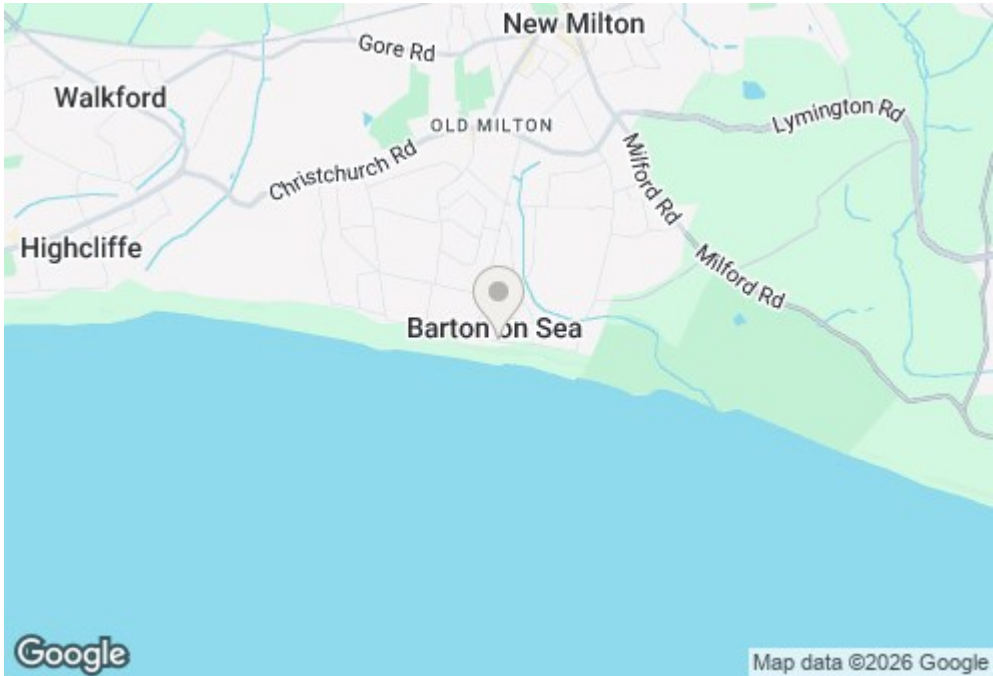
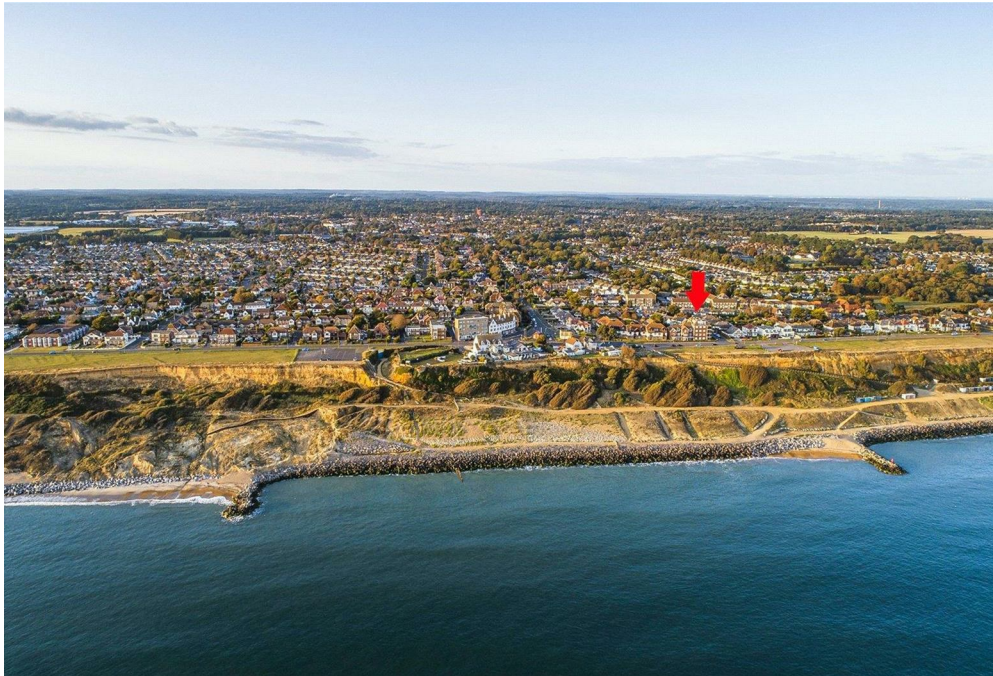
Energy Performance Certificate (EPC) Rating: B

## Fourth Floor

Approx. 84.2 sq. metres (906.8 sq. feet)



Total area: approx. 84.2 sq. metres (906.8 sq. feet)



## Situation

Barton on Sea, a charming suburb of New Milton, enjoys a prime location along a picturesque stretch of the Solent coastline. With sweeping views across Christchurch Bay to the Isle of Wight and access to stunning coastal walks in both directions, it's a haven for nature lovers and outdoor enthusiasts. Its popularity is further enhanced by proximity to the open landscapes of the New Forest National Park, direct mainline rail links to London Waterloo, and a range of high-quality amenities. These include excellent schools, fine dining at the renowned Chewton Glen Hotel and Pebble Beach restaurant, and a 27-hole links-style golf course. Offering a perfect blend of natural beauty, convenience, and luxury, Barton on Sea continues to attract those seeking an exceptional coastal lifestyle.



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