



Flat 9 Marine Point

72 Barton Court Avenue, Barton on Sea, BH25 7HQ

SPENCERS  
COASTAL





*No Forward Chain - A delightful two-bedroom apartment situated on the first floor, just moments from the clifftop and beach at Barton on Sea. This property features two bathrooms, a spacious lounge/diner, and a single garage within a nearby block*

## The Property

Upon entering, you are welcomed by a generous entrance hall with three built-in cupboards providing excellent storage options.

To the left, you'll find a bright and airy living/dining room, enhanced by large rear-facing windows. This versatile space is perfect for relaxing or entertaining.

The galley-style kitchen provides ample storage with a combination of base and eye-level units. It comes equipped with a slimline dishwasher, four-ring gas hob, single oven, and under counter fridge and freezer.

The main bedroom features a charming square bay window, extensive fitted storage, and the added benefit of an en-suite bathroom. The en-suite includes a large shower, WC, wash hand basin, and additional built-in storage.

The second bedroom is well-proportioned and also includes built-in storage.

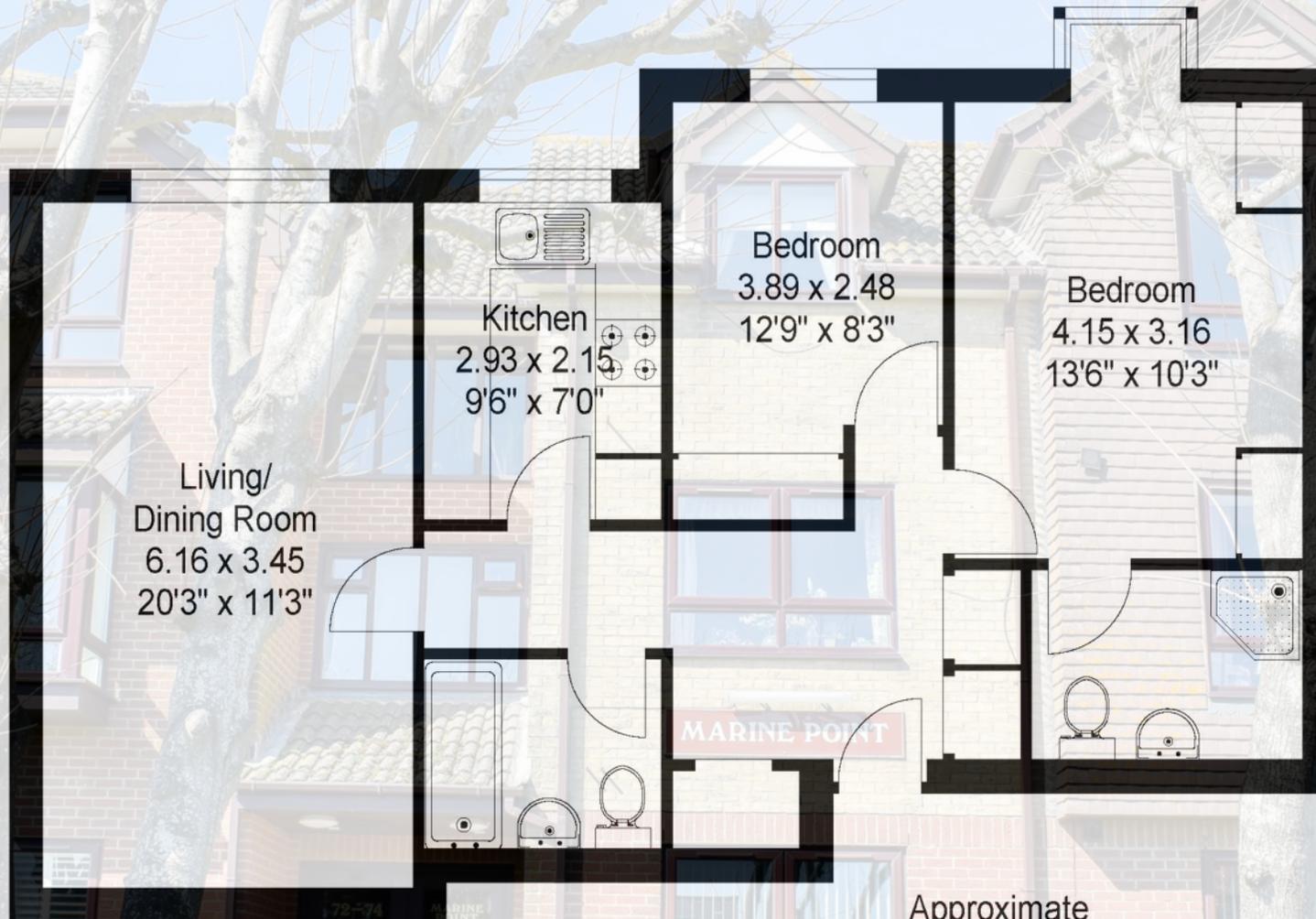
The family bathroom is fitted with a bath and shower over, WC, wash hand basin, and useful eye-level storage cupboards.

**Offers Over £220,000**





## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 70sq.m. or 754sq.ft.

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NOT TO SCALE

## Important Information

Spencers Property would like to point out that all measurements set out in these particulars are approximate and are for guidance only. We have not tested any apparatus, equipment, systems or services etc and cannot confirm that they are in full efficient working order or fit for purpose. No assumption should be made as to compliance with planning consents or current usage. Nothing in these particulars is intended to indicate that any carpets or curtains, furnishings or fittings, electrical goods (whether wired or not), gas fires or light fittings, or any other fixtures not expressly included form any part of the property being offered for sale. Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be happy to confirm the position to you.



## Outside

Externally, the communal grounds are well-maintained, and the property is ideally positioned just a short stroll from Barton on Sea's amenities and scenic clifftop walks. A single garage in a nearby block is also included.

## Additional Information

Energy Performance Rating: B Current: 83 Potential: 83

Council Tax Band: D

Tenure: Share of Freehold

Lease Length: 92 years remaining

Service Charge: £1,527.74 per annum

Services: All mains services connected

Parking: 1x allocated parking space and garage

Broadband: Superfast broadband with speeds of 80 Mbps is available at the property (Ofcom)

Mobile Phone Coverage: No known issues, please contact your provider for further Clarity

## Property Video

Point your camera at the QR code below to view our professionally produced video.





## The Situation

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and clifftop views across Christchurch Bay, sweeping from Hurst Castle to Hengistbury Head. The sand and shingle beach is popular with dog walkers while the cliff top attracts paragliders.

Barton has been discovered by young families, attracted by the relaxed outdoorsy lifestyle, with coast on one side and New Forest on the other, plus good state and independent schools; these include Durlston Court and Ballard School, both rated 'excellent'.

Facilities include clifftop restaurants and Barton on Sea Golf Club, a 27-hole clifftop course. Barton also benefits from the extensive amenities of neighbouring New Milton. Among these are a mainline station with train services to London in around two hours, arts centre, selection of shops ranging from an M&S food store to a traditional department store and weekly market.



## Points Of Interest

Watersplash Health & Leisure Club	50 metres
Barton on Sea Cliff Top	160 yards
Pebble Beach Restaurant	170 yards
The Cliff House Restaurant	0.4 miles
Durlston Court School	0.8 miles
M&S Food	1.1 miles
Chewton Glen Hotel & Spa	1.2 miles
The Arnewood School	1.3 miles
New Milton Centre & Train Station	1.4 miles
Tesco Superstore	1.5 miles
New Forest National Park	3.5 miles
Bournemouth Airport	9.7 miles
Bournemouth Centre	11.4 miles
London	99.6 miles



For more information or to arrange a viewing please contact us:

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