



FELLS GULLIVER

PROPERTY EXPERTS

*Est.1988*

47a Marine Drive East

Barton on Sea • New Milton • BH25 7DX



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# 47a Marine Drive East

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Located on Barton on Sea clifftop with stunning panoramic views over the Solent towards the Needles and Isle of Wight and across to The Purbecks. This deceptively spacious three bedroom townhouse has the benefit of a bedroom with balcony enjoying the sea views, a good size garden, garage and driveway parking for multiple vehicles. This delightful property would make an ideal investment property and is offered for sale with no forward chain.



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£700,000

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## Key Features

- Large sitting/dining room with sea views over The Solent towards the Isle of Wight and over towards The Purbecks
- First floor double bedroom with built-in wardrobes and doors opening onto the balcony with sea views
- First floor family bathroom
- Second floor bedroom with dressing room
- Detached single garage with driveway parking to the rear and additional
- Kitchen/breakfast room leading into the Conservatory
- First floor double bedroom with with en-suite shower room
- First floor study
- Low maintenance rear garden
- Offered for sale with no forward chain

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# Description

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Offered for sale with no forward chain, this deceptively spacious two/three bedroom, three storey townhouse is located on Barton on Sea clifftop, affording stunning panoramic views over The Solent towards the Isle of Wight and across to The Purbecks. The property benefits from driveway parking for several vehicles, detached garage and good size rear garden.

Front door leading into the entrance hall with stairs rising to the first floor. Door into the sitting/dining room, which has a window to the side aspect and sliding patio doors to the front aspect opening out to the front aspect. Sliding door through to the kitchen/breakfast room which has a range of floor and wall mounted cupboard and drawer units with worktop over and under cupboard lighting. Inset stainless steel single drainer sink unit with mixer tap over. Integral appliances include a four ring gas hob with extractor hood over. Eye level electric oven with grill above, space and plumbing for washing machine, space for tall fridge freezer. Ceiling spotlights, tiled floor, ample room for dining table and chairs. Double doors opening through to the conservatory with windows and sliding double doors leading out the rear garden.

First floor landing with further staircase rising to the second floor and an airing cupboard housing the gas fired central heating boiler and shelving for linen storage. Double bedroom one with window to the rear aspect and en-suite shower room which has a shower cubicle, low level W.C., wash hand basin with mixer tap, heated towel rail and velux roof light. Double bedroom two with range of fitted wardrobes and door with side glazed panels leading out onto the balcony with space for bistro table and chairs, which affords stunning far reaching panoramic views over The Solent towards the Isle of Wight and across towards to Bournemouth, Poole and The Purbecks. Spacious family bathroom comprising of a panelled bath unit with mixer taps, mixer shower over and glass shower screen, low level W.C. and wash hand basin with mixer tap, heated towel rail, fully tiled walls, obscure glazed

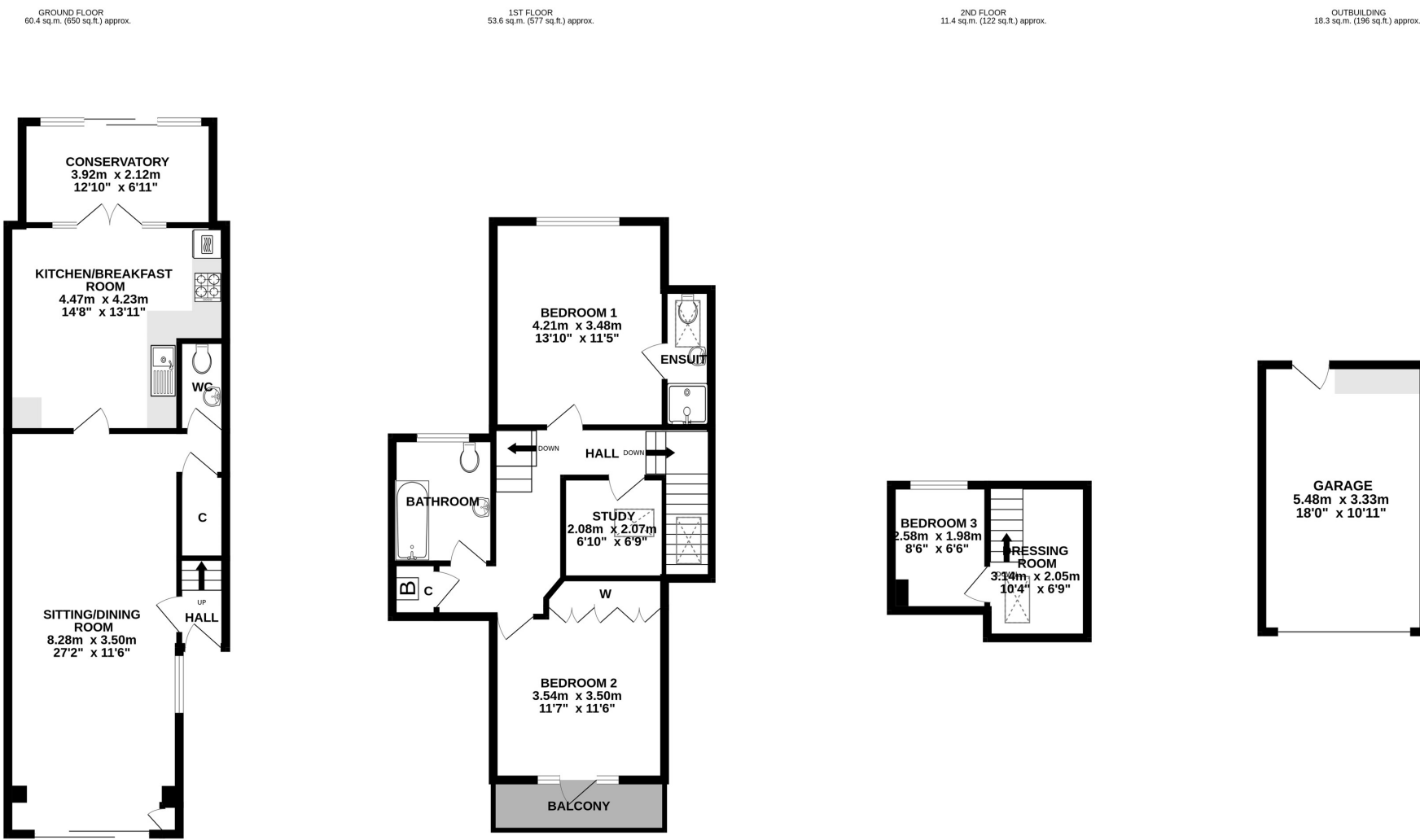
window to the rear aspect. Study with velux roof light.

Second floor landing/dressing room with velux roof light and door into bedroom three which has a window to the rear aspect.

Outside to the front of the property, there is driveway parking, which could easily be made into a garden to appreciate the gorgeous sea view. There is additional block paved driveway for multiple vehicles to the rear of property and a detached garage with electric up and over door and a personal door to the side. Wooden pedestrian gate to the side of the garage giving access through to the low maintenance rear garden which is mainly paved with an area of artificial grass. There is a large railway sleeper raised bed with an abundance of established shrubs and plants.

Barton Beach is home to several popular local restaurants and cafes offering entertainment and fantastic food year-round. New Milton's extensive high street and train station offering a direct link to London Waterloo is just over a mile on foot and there is a highly regarded school just a short walk away. The neighbouring seaside village Milford on Sea with a popular high street and Keyhaven sailing hamlet with a picturesque harbour and sea wall walks are also all within very easy access. Further north is the open New Forest National Park with an abundance of countryside to explore and to the East is Christchurch Market Town with an extensive high street offering a wide array of shops, restaurants and cafes etc.

# Floor Plan



TOTAL FLOOR AREA : 143.6 sq.m. (1546 sq.ft.) approx.

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For more information or to arrange a viewing please contact  
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