



**FLAT 10, HARBOUR COURT • SEA ROAD • BARTON ON SEA • BH25 7NH**

**£299,950**

A refurbished seafront, two-bedroom apartment on Barton Clifftop with panoramic views from the Isle of Wight through to the Purbecks. Offered with no forward chain.

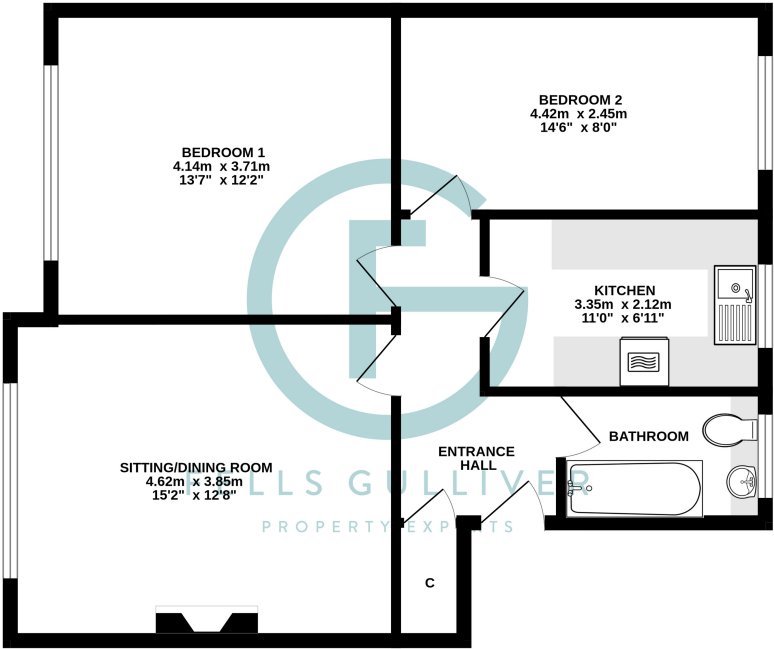


**FELLS GULLIVER**

PROPERTY EXPERTS

*Est. 1988*

FIRST FLOOR  
61.1 sq.m. (658 sq.ft.) approx.



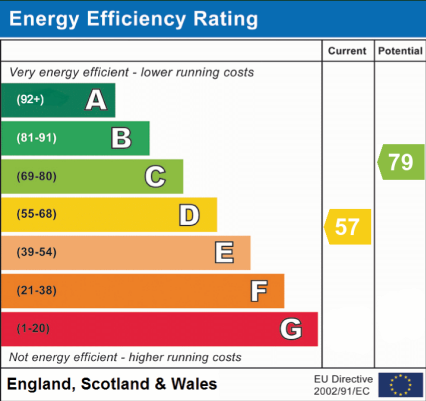
TOTAL FLOOR AREA: 61.1 sq.m. (658 sq.ft.) approx.  
Made with Metropix ©2023

Property  
Specification

- Refurbished seafront apartment
- Two double bedrooms
- Stunning fitted kitchen

- Garage and parking
- Prime position at Barton on Sea Cliff Top
- Panoramic sea views

- Local pubs, restaurants and cafes within easy walking distance
- No forward chain





# Description

A refurbished seafront apartment on Barton on Seas stunning cliff top. The property benefits from allocated off-street parking, a garage and panoramic sea views of The Isle of Wight across to The Purbecks. Offered with no forward chain this stunning, spacious apartment is a must-see.

Harbour Court is a purpose-built block of seafront apartments in a prime position along Barton on Sea Cliff top. The building is within very easy access to popular local eateries such as The Cliff House and Pebble Beach. Barton on Sea sits on the fringes of The New Forest and is famous and highly regarded for its beautiful coastal walks, beaches with sea swimming, and cliff-top golf course.

Internally this bright and airy property comprises two double bedrooms, with the master bedroom benefitting from stunning sea views. The bright and spacious living room also benefits from panoramic sea views looking out towards the Isle of Wight across to The Purbecks. The living room also features an electric fireplace and big UPVC double-glazed windows to make the most of the view and allow ample natural light. A shaker-style kitchen offering ample worktop space with eye and base level units. Fitted with an electric fan oven and induction hobs with

additional space for white goods. A contemporary bathroom suite with marble effect panels and laid with tiled flooring, a shower over the bath, a heated towel rail, W.C and a washbasin above a vanity unit. All the rooms are off a central entrance hall that is spacious and features a large storage cupboard.

Externally the property has its own allocated parking space as well as a garage in a block. There is a south-facing communal garden to the front of the development overlooking Barton Cliff Top and beyond.

Agents Notes: Share of Freehold - 999 years from 2020

Ground Rent: N/A

Maintenance/Service Charge: £1,950 per annum (2024), paid quarterly (to include communal gardening, communal cleaning, communal lighting, communal heating, building maintenance and buildings insurance).

Short Term Holiday lets/Airbnb are not permitted. Any rentals must be a minimum of a 6-month assured shorthold tenancy.







Fells Gulliver • 125 High Street • Lymington • Hampshire • SO41 9AQ

01590 671711 [lymington@fells-gulliver.com](mailto:lymington@fells-gulliver.com) [fells-gulliver.com](http://fells-gulliver.com)

**Fells Gulliver (Lymington) Limited** give notice to anyone reading these particulars that they have been prepared as a general guide only. Their accuracy is not guaranteed, and they do not form part of a contract. We have not carried out any detailed survey nor tested the services, appliances or specific fittings. Room sizes are approximate and should not be relied upon for carpets or furnishings. Photographic images are reproduced in good faith and are for information only, they do not infer that any items shown are included in the sale. If there is any point which is of importance to you please contact us in order to check any information, particularly if you are contemplating traveling some distance to view this property.



**FELLS GULLIVER**

PROPERTY EXPERTS

*Est.1988*