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6 STROLLERS REACH, BARTON-ON-SEA, BH25 5PR PRICE £725,000 SHARE OF FREEHOLD

**Winkworth**

for every step...

# A stunning first floor flat situated in this superb building in Barton-on-Sea.

6 Strollers Reach, Barton-on-Sea, BH25 5PR

Price £725,000 **Share of Freehold**

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## Location:

Barton-on-Sea is situated in a beautiful location, in Hampshire, right next to the Dorset border. Stroller's Reach overlooks the beautiful woodland expanse of Barton Common towards Christchurch Bay. Also, within easy reach by car, is The New Forest National Park, with over 50 square miles of unspoilt ancient woodland including places to visit such as Beaulieu, Buckler's Hard and Exbury Gardens. Ferries to The Isle of Wight are available from Lymington and to the west lies the beautiful Isle of Purbeck with the (UNESCO world heritage) Jurassic Coast and Poole harbour which embraces RSPB Arne (The base of BBC Springwatch).

Barton Common Road is the best road in the area and affords lovely views over Barton Common towards the golf club and the sea. The range of local amenities, shopping and transport facilities are excellent with New Milton Train station is \* 2m / 7 mins by car, giving fast rail access to London Waterloo in circa 1 hour and 40 mins. New Milton has an excellent range of shops, cafes and supermarkets, including an M&S and a department store (Bradbeers). Also, there are excellent local airports (Bournemouth and Southampton) and ferry services to Jersey from Poole. Barton-on-Sea golf course is \*0.7m / 3 mins by car and nearby restaurants include The Cliff House, Pebble Beach and the world Renowned Chewton Glen. Finally, water sports fans can enjoy an abundance of locations on the coast between Lymington and Poole. (Source \*Google Maps)

## Description:

An absolutely stunning and rarely available first floor apartment featuring a beautiful reception room, featuring a stunning South facing bay with French windows leading out on to a balcony, giving far reaching views across Barton Common towards the Isle of Wight. The master bedroom also features a stunning bay and a range of fitted wardrobes along with a luxurious ensuite.

Bedroom two is a good size and comes complete with a range of fitted wardrobes.

Completed to a very high specification, features include 'Porcelanosa' tiled floors, 'Leicht' kitchen cabinets, 'Siemens' kitchen equipment, quartz worktops and both the bathrooms are stylish and high quality. The flat also features underfloor heating.

The building is set in lovely communal gardens. Upon entering you are greeted by an exceedingly smart communal entrance hall, featuring a stunning contemporary chandelier. There is a passenger lift to all floors and also a security video entry phone. The entrance from the road is via remote operated electric gates and flat 6 has two car parking spaces (one covered).

## Summary:

- Stunning first floor apartment with lift
- Views over Barton Common towards the sea
- Two bedrooms / two bathrooms
- Fitted kitchen/living room with balcony
- Communal gardens
- Two allocated parking spaces
- Security video entry phone
- NFDC Council Tax Band E
- Service charge – c. £2,897 p.a. + this year reserve contribution: £1,100 for the driveway refurb.
- Share of Freehold

## Directions:

From the Highcliffe office turn right on the Lymington Road and continue to the roundabout. At the roundabout take the second exit and continue on the Lymington Road through Barton-on-Sea. Turn right onto Becton Lane and turn left onto Barton Common Road where the property can be located.



# Barton Common Road, New Milton, BH25

Approximate Area = 1201 sq ft / 111.5 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ncheom 2022. Produced for ESH Estates Ltd (Winkworth). REF: 814314



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | <b>86</b>               | <b>86</b> |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |