



12 Seacroft Avenue

Barton on Sea, New Milton, BH25 7NY

SPENCERS
COASTAL





This beautifully presented four-bedroom detached chalet bungalow is situated in the highly sought-after coastal location of Barton on Sea, just 0.5 miles from the cliff tops

The Property

Upon entering, you are welcomed into the entrance hallway, which provides access to the ground floor accommodation. The bright but cosy living room features a bay window to the front and a built-in real flame gas fire, either side of two small stain glass original feature windows, creating a warm and inviting atmosphere.

To the rear of the property is the spacious open-plan kitchen/dining/family room, which is fitted with a range of base and eye-level units, complemented by polished Resin work surfaces. The kitchen includes an integrated eye-level oven, built-in microwave, and dishwasher. A practical utility/storage area is located at the rear of the kitchen, with access to the front of the property. Double doors from the kitchen lead to the sunroom, offering views of the rear garden through its surrounding double-glazed windows, creating a bright and airy space. Double patio doors from the sunroom open directly into the garden.

From the entrance hallway, a door leads to the master bedroom, which is generously sized and located at the front of the property. It offers a great range of fitted bedroom furniture and a walk-in wardrobe, which could potentially be converted into an en-suite. Also off the central hallway is a downstairs shower room, featuring a walk-in shower, WC, wash hand basin, and access to an airing cupboard. Across the hallway is bedroom four, which benefits from hard flooring and a window with a side aspect.



£550,000





The Property Continued...

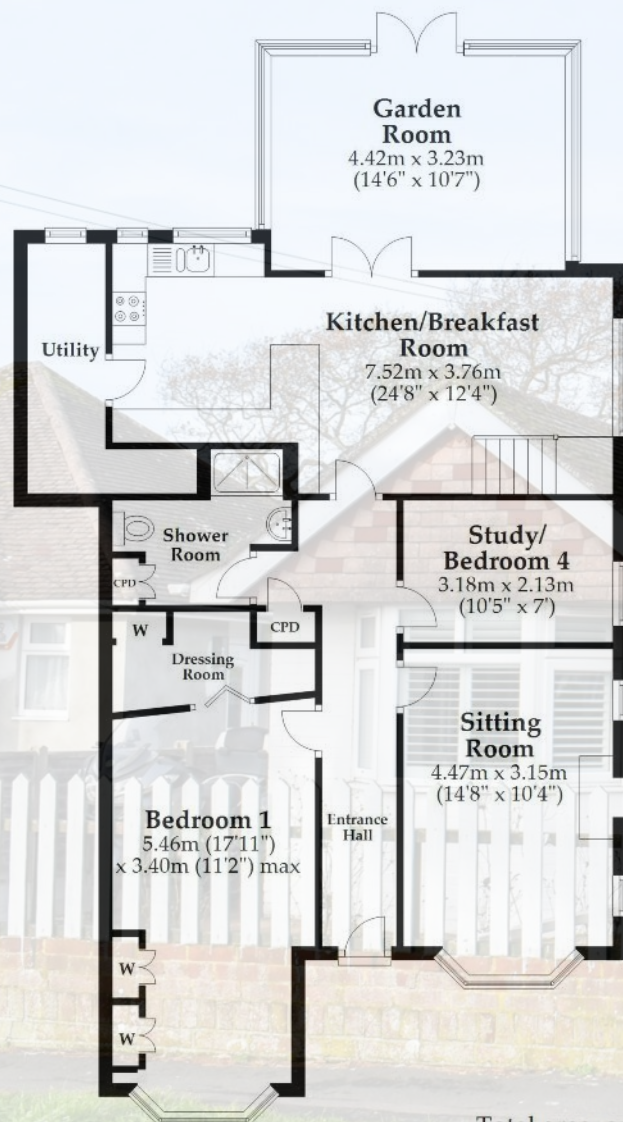
From the open-plan family room, a staircase leads to the first floor, where two further double bedrooms are located. Both rooms have eaves storage and are served by a modern bathroom, complete with a shower over the bath, WC, bidet, and wash hand basin.

Note: Measurements were not taken
by LJT Surveying and we cannot
guarantee their accuracy.

FLOOR PLAN

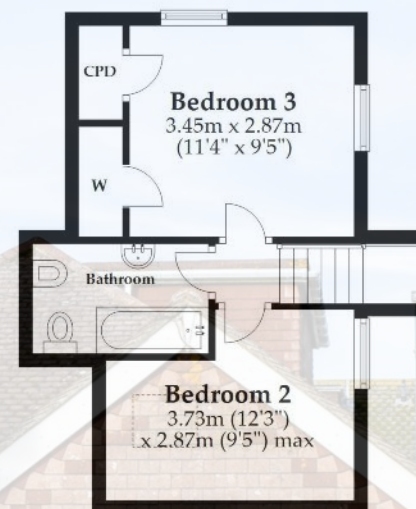
Ground Floor

Approx. 102.4 sq. metres (1102.1 sq. feet)



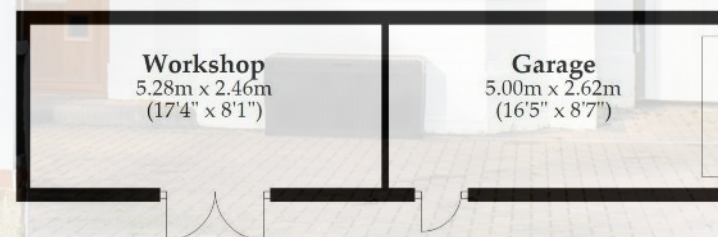
First Floor

Approx. 29.9 sq. metres (321.4 sq. feet)



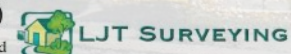
Outbuilding

Approx. 26.3 sq. metres (283.6 sq. feet)



Total area: approx. 158.6 sq. metres (1707.0 sq. feet)

This plan is not to scale and is for general guidance only. LJT Surveying Ltd Ringwood



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.



With ample off road parking, and a good range of modern accommodation laid out comfortably over two floors

Outside

At the front of the property, a brick-paved driveway offers ample parking, both at the front and down the side of the property, which is secured by two wooden gates. The driveway continues towards the rear of the property, where the garden and single garage are located. A purpose-built garden room with a pitched roof is attached to the back of the single garage. The garden room has windows and double doors opening into the rear garden, with an internal door leading into the garage.

From the main property the sunroom opens out to a beautifully covered outside dining area, featuring a recently timber constructed pitched roof extending seamlessly from the sunroom. The garden is mainly laid to astroturf for easy maintenance, with raised beds along one side and fenced borders. At the bottom of the garden, there is a patio area with a useful summer house/storage shed and a hedge boundary, adding to the privacy and charm of the outdoor space.

Additional Information

Energy Performance Rating: D Current: 56 Potential: 78

Council Tax Band: D

Tenure: Freehold

Services: All mains services connected

Broadband: ADSL Copper-based phone landline

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



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

Barton on Sea Cliff Top	0.3 Miles
The Cliff House Restaurant	0.3 Miles
Pebble Beach Restaurant	0.7 Miles
Chewton Glen Hotel & Spa	0.6 Miles
Durlston Court School	1.4 Miles
Ballard School	2.2 Miles
Tesco Superstore	1.9 Miles
New Milton Centre & Train Station	1.6 Miles
New Forest National Park	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles



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

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