



Flat 1, 28 Seaward Avenue

*Barton On Sea, BH25 7HP*

SPENCERS  
COASTAL





*Explore this exquisite two-bedroom apartment, recently renovated to perfection and ideally situated near Barton Cliff top and local conveniences. Spanning 1127 sqft, this residence boasts high-end, classically styled fixtures and fittings, elevating its charm and comfort to unparalleled levels.*

### The Property

A wonderful opportunity to acquire a recently fully refurbished first-floor apartment, conveniently located just 0.2 miles from the picturesque Barton-on-Sea cliff top and nearby amenities. Offering approximately 1127 sqft of accommodation, the property features high-end, classical-styled luxury fixtures and fittings throughout, including a beautiful 'L' shaped kitchen, dining, living room. Additionally, it includes a private garden and two allocated parking spaces.

The property is accessed through an entrance hallway, offering ample space for cloak storage and leading into the utility room, which provides generous space and plumbing for white goods.

The stairs ascend to the first floor, granting access to all accommodations, with double landing windows flooding the area with abundant natural light. Leading off to the left of the hallway is a generously proportioned primary bedroom suite, featuring built-in wardrobes and tasteful panelling for a stylish finish. It further benefits from a three-piece en-suite shower room, including a large walk-in shower cubicle.

**£550,000**

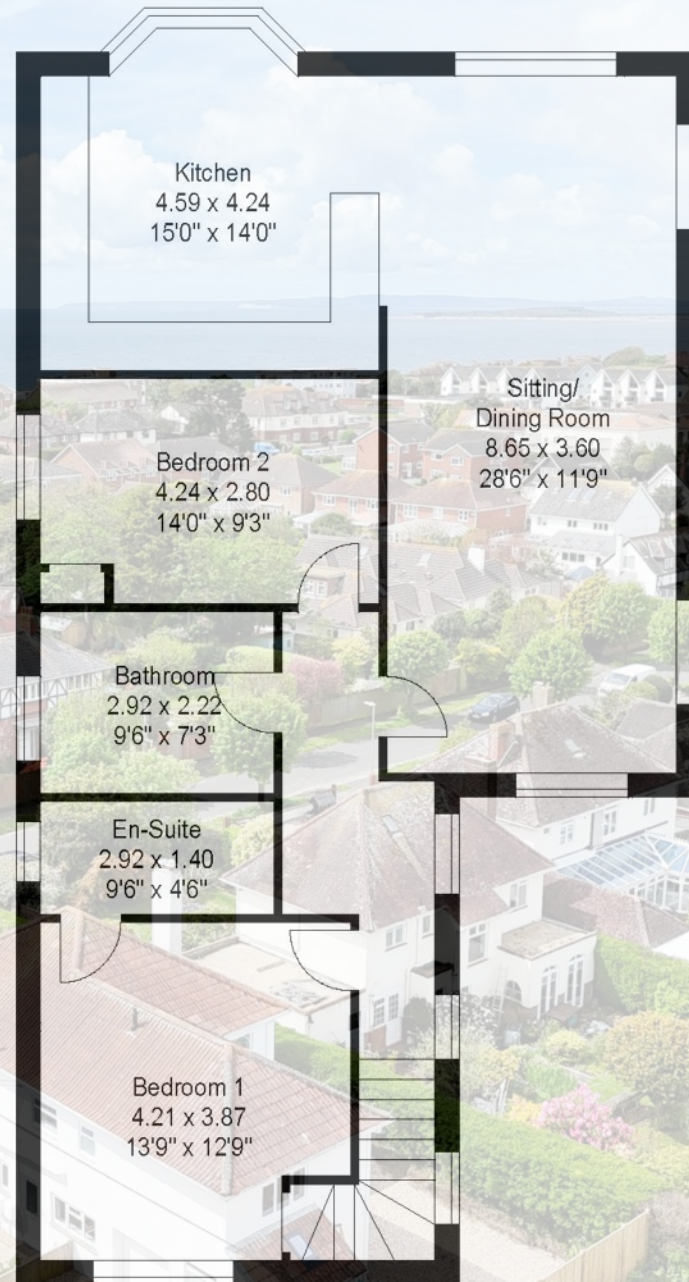


# FLOOR PLAN

Approximate  
Gross Internal Floor Area  
Apartment: 108sq.m. or 1163sq.ft.  
Hobbies Room: 19sq.m. or 205sq.ft.

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NOT TO SCALE





## The Property continued . . .

The second bedroom provides ample space for a double bed and storage furniture. An electrically operated loft ladder opens into the roof space, offering an ideal area for an office or hobbies room.

The bedrooms are serviced by a beautifully appointed traditionally styled four-piece family bathroom, featuring a roll-top bath and separate shower cubicle. The bathroom is complete with attractive tongue and groove paneling.

At the end of the hallway lies the spacious 'L' shaped kitchen, dining, and family room, serving as the focal point of the apartment. It offers a bright and airy triple aspect with sea glimpses. The living area provides ample space for furniture and features a bespoke floor-to-ceiling hardwood storage and TV unit.



The kitchen area includes an attractive bay window with a seat underneath and offers a good range of shaker-style wall, floor, and drawer units. Lighting underneath enhances the ambiance, and the kitchen is finished with quality quartz work surfaces. Integral appliances include an oven, microwave, dishwasher, and fridge freezer.

## Grounds & Gardens

The property features two allocated parking bays and is accessible via a pedestrian gate, which opens into the private gardens predominantly laid to lawn.





## 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 a history dating back to Anglo Saxon times, however it developed relatively recently. Apart from a row of old coastguard cottages, it mostly comprises avenues and closes of mid-century and modern family homes, chalets, imaginative new builds and substantial houses on leafy Barton Common Road.

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.



## Property Video

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





## Services

Energy Performance Rating: C Current: 69 Potential: 75

Council Tax Band: D

All mains services connected

## Points Of Interest

Barton on Sea cliff top	0.2 Miles
The Cliff House restaurant	0.3 Miles
Pebble Beach restaurant	0.6 Miles
Chewton Glen Hotel & Spa	0.9 Miles
Durlston Court School	1.1 Miles
Ballard School	2.3 Miles
Tesco Superstore	2.0 Miles
New Milton Centre and Train Station	1.8 Miles
New Forest	5.0 Miles
Bournemouth Airport	12.3 Miles
Bournemouth Centre	13.5 Miles
London (1 hour 45 mins by train)	110 Miles

## Important Information

Spencers of The New Forest 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



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