



59 Silverdale

*Barton On Sea, BH25 7DE*

SPENCERS  
COASTAL









*Quietly situated within walking distance of the cliff top and beach, this four-bedroom detached house with a private, south-facing garden has planning permission granted for an open-plan ground floor kitchen extension*

## The Property

A large covered entrance porch with a front door opens to the reception hall with stairs to the first floor, a storage cupboard underneath, and a cloakroom.

An impressive, light, and spacious south-facing living room features double-glazed sliding patio doors opening out onto the rear sun terrace and garden. The front aspect fully-fitted kitchen has a comprehensive array of storage cupboards and drawer units with roll-edge work surfaces and an inset single bowl single drainer sink unit. Appliances include a Neff induction hob with extractor over, a built-in Neff double oven, a plumbed-in dishwasher, and a larger fridge.

Completing the ground floor accommodation is a separate utility room, which has a range of storage units, a worktop, plumbing for a washing machine and includes the tumble dryer and freezer, and a door leading out to the rear garden.



**£620,000**

 4
  2
  2

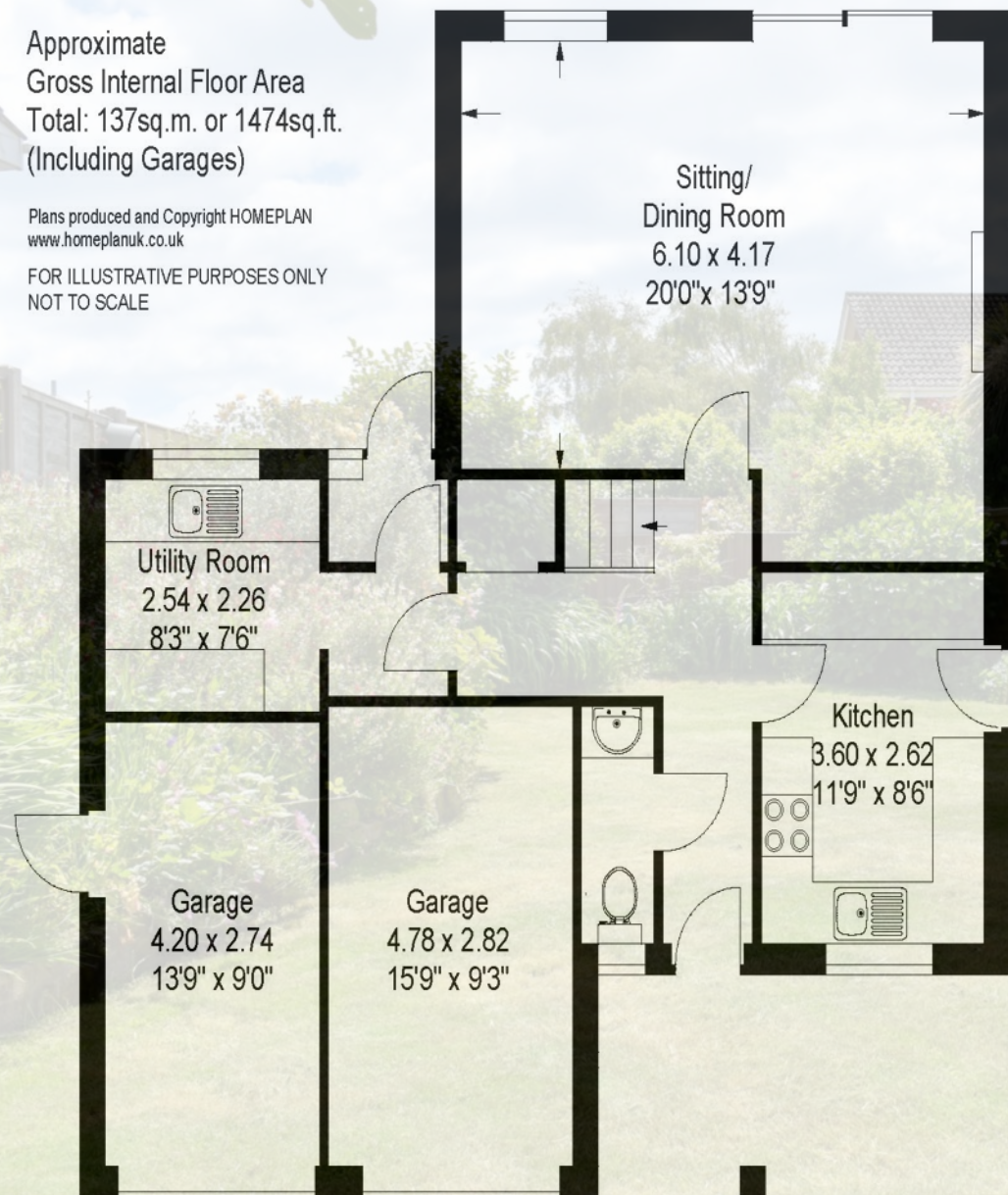


## FLOOR PLAN

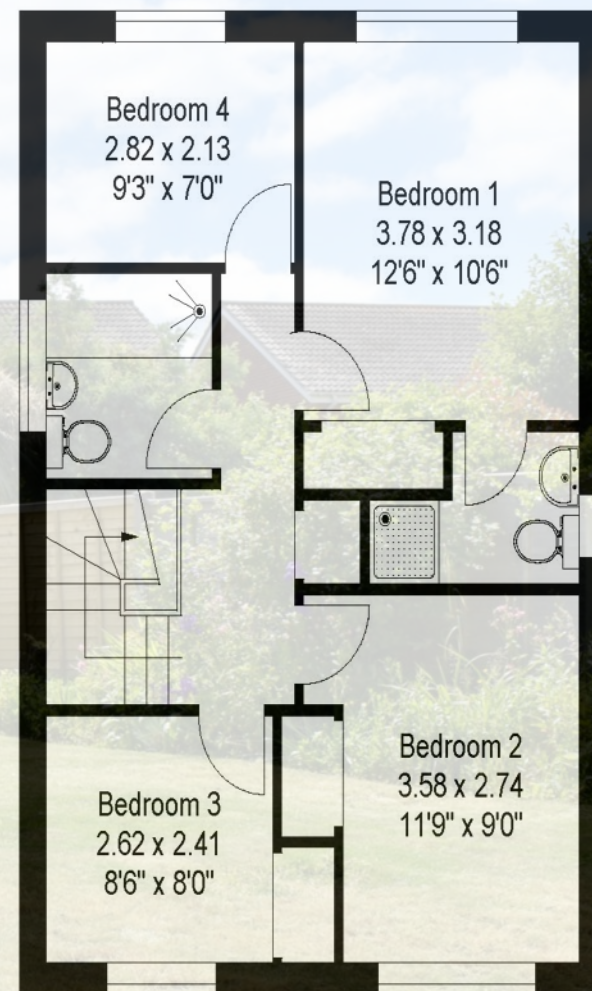
Approximate  
Gross Internal Floor Area  
Total: 137sq.m. or 1474sq.ft.  
(Including Garages)

Plans produced and Copyright HOMEPLAN  
[www.homeplanuk.co.uk](http://www.homeplanuk.co.uk)

FOR ILLUSTRATIVE PURPOSES ONLY  
NOT TO SCALE



Ground Floor



First Floor





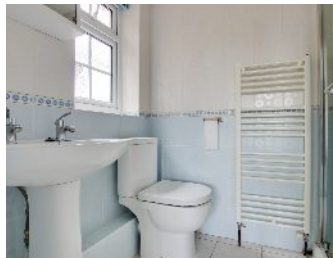
*No Forward Chain - The property also includes two garages and ample off-road parking*

---

### The Property Continued . . .

Upstairs, there is a principal bedroom with a built-in wardrobe and a fully tiled en-suite shower room. Bedrooms 2 and 3 both have built-in wardrobes, and bedroom 4 overlooks the rear garden.

The fully tiled family shower room has a walk-in shower cubicle, wash basin, and WC.



### Property Video

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





## Grounds & Gardens

A good-sized block-paved driveway provides off-road parking and leads to two side-by-side garages with electric roller doors. The remainder of the front garden is laid to lawn with attractive mature shrub and flower beds.

The rear garden is a real feature of the property, being south-facing and generously sized. It has a sun terrace adjoining the rear aspect sitting room that wraps around the side to the rear of the utility room. The well-enclosed rear garden is mainly laid to lawn with attractive shrub and flower beds. There is a side garden with a garden shed, greenhouse, and pedestrian access to the front.

## 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.





## Services

Energy Performance Rating: D Current: 68 Potential: 80

Council Tax Band: E

All mains services connected

## Points Of Interest

Barton on Sea Cliff Top	0.5 Miles
The Cliff House Restaurant	1.3 Miles
Pebble Beach Restaurant	0.8 Miles
Chewton Glen Hotel & Spa	1.8 Miles
Durlston Court School	0.3 Miles
Ballard School	1.8 Miles
Tesco Superstore	1.0 Miles
New Milton Centre and Train Station	1.3 Miles
New Forest National Park	5.0 Miles
Bournemouth Airport	10.9 Miles
Bournemouth Centre	12.2 Miles
London (1 hour 45 mins by train)	110 Miles

## Important Information

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.





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

A: 368-370 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: [highcliffe@spencersproperty.co.uk](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)