



**64 Sea Road**

*Barton On Sea, BH25 7NG*

**SPENCERS**  
COASTAL









*A Large and full of character detached family home located only a short stroll from Barton sea front.*

## The Property

This large family home is offering a versatile accommodation on the ground floor which incorporates multiple reception rooms and a kitchen/breakfast room.

Featuring an obscure stained glass front door to the entrance porch, this opens to the entrance hall which leads to a ground floor WC and a study/occasional bedroom with velux windows as well as double glazed windows which allow plenty of natural light.

The entrance hall enjoys a feature fireplace which is a great focal point, provides access to a nice sized family room, a large 26ft long sitting/dining room and the staircase leading to the upper floors of the property.

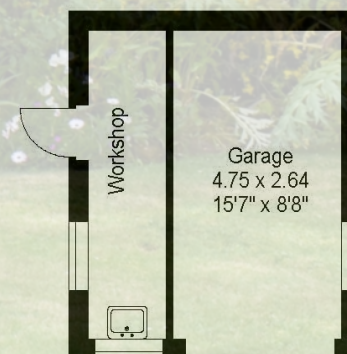
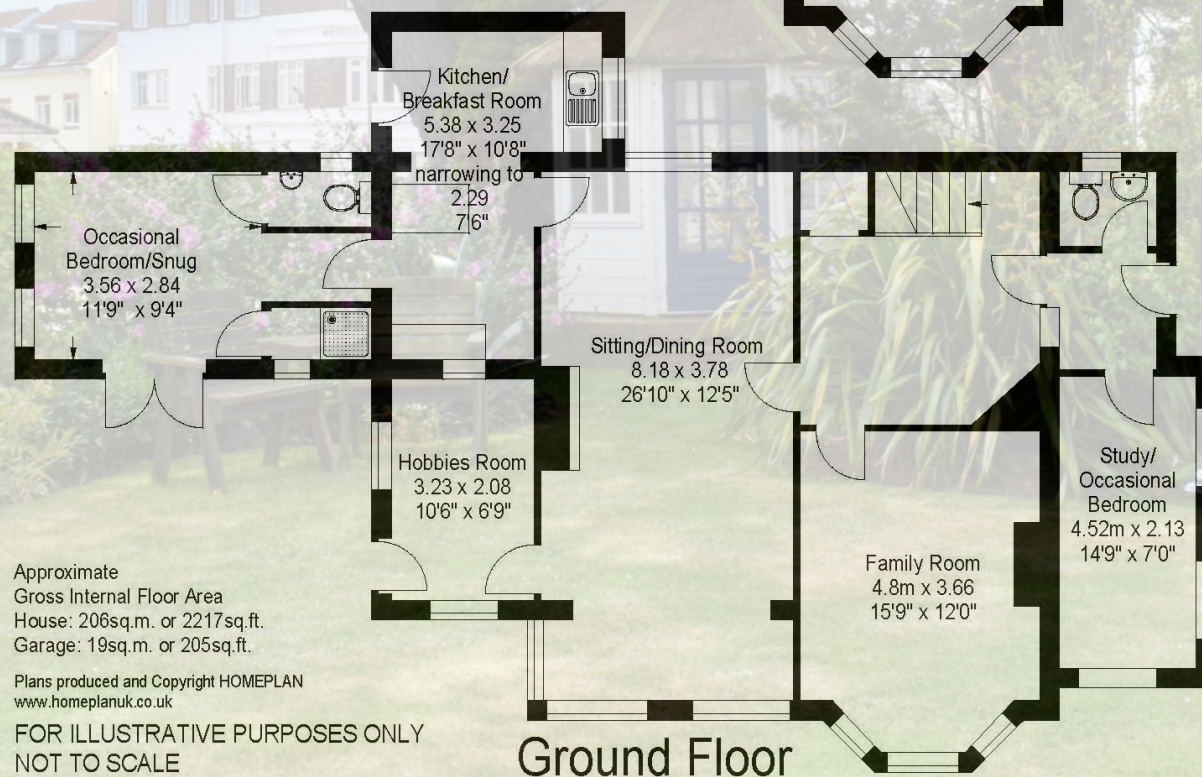
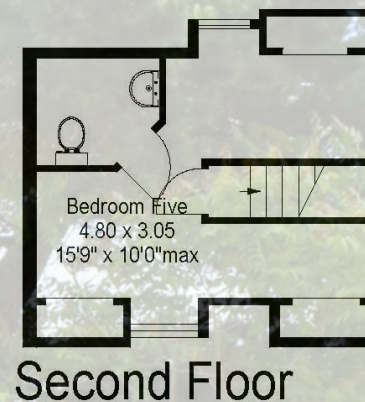
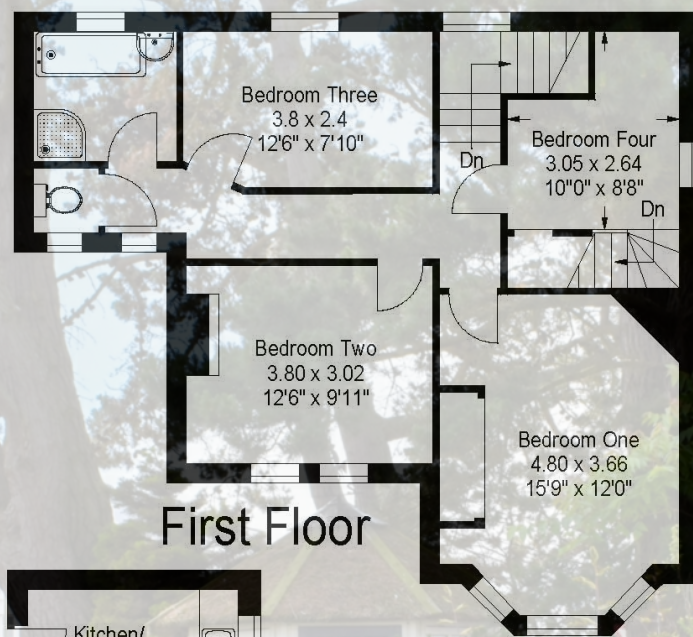
The family room benefits from a fitted log burner, and large, sash bay windows boasting lots of natural light and overlooking the front aspect of the property.

The double aspect, 26ft long sitting/dining room is of very generous size, has an open fire and provides access to a separate hobby room.

Leading on from the sitting/dining room, you will find an L shaped kitchen/breakfast room, with a range of wooden kitchen units and solid wood work surfaces. The Kitchen benefits from a butler style sink, a range cooker and space for a fridge/freezer. There is also a door leading to the rear gardens.



# FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 206sq.m. or 2217sq.ft.  
Garage: 19sq.m. or 205sq.ft.

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NOT TO SCALE





*Occupying a corner plot, this property offers versatile living extended across two floors*

### The Property continued . . .

The accommodation on the first floor offers four good sized double bedrooms two of which have their own fireplace, all four bedrooms are serviced by a family bathroom and a separate WC.

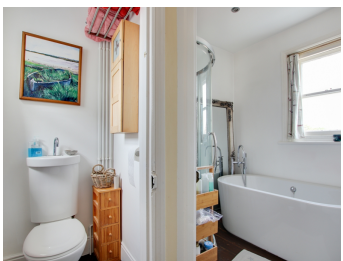
The family bathroom comprises a freestanding bath with mixer taps and a shower attachment, a corner shower cubicle, and a pedestal wash hand basin.

From the fourth bedroom you will find the staircase accessing to the second floor which opens to a U-shaped fifth bedroom with two recesses for beds, a separate WC and double-glazed windows to the front and the rear of the property.



### Grounds & Gardens

This property sits on an excellent corner plot with a detached double garage incorporating a workshop with power and lighting. The main entrance of the property is from Sea Road however the driveway and garage are both access from Barton Lane. The garden is predominantly to the front and side aspect facing southern and western directions. The garden benefits from a pleasant summer house, a garden shed, a greenhouse and a woodstore. The attractive shrub and flower beds, shingle and patio sitting area are enclosed by a picket fence completing this property.







*This great property benefits from southern and western facing gardens.*

## 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.

Popular with retirees, 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: 65 Potential: 77

Council Tax Band: E

All mains services connected

## Points Of Interest

Barton on Sea cliff top	0.2 Miles
The Cliff House restaurant	0.2 Miles
Pebble Beach restaurant	0.5 Miles
Chewton Glen Hotel & Spa	0.7 Miles
Durlston Court School	1.3 Miles
Ballard School	2.2 Miles
Tesco Superstore	1.9 Miles
New Milton centre and train station	1.7 Miles
New Forest	5.0 Miles
Bournemouth Airport	9.6 Miles
Bournemouth Centre	12.8 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 we will be happy to confirm the position to you.





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

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