



22 Hengistbury Road

Barton On Sea, BH25 7LU

SPENCERS
COASTAL





A well-maintained, spacious four-bedroom, three-bathroom detached chalet-style property spanning 2100 sqft of living space.

The Property

A storm porch guides you to a generously welcoming entrance hallway that provides access to all ground floor spaces, encompassing a WC and a convenient storage cupboard.

On either side of the hallway, two spacious double bedrooms offer a view of the front aspect, providing abundant room for storage furniture. One of these bedrooms enjoys the added convenience of a three-piece ensuite.

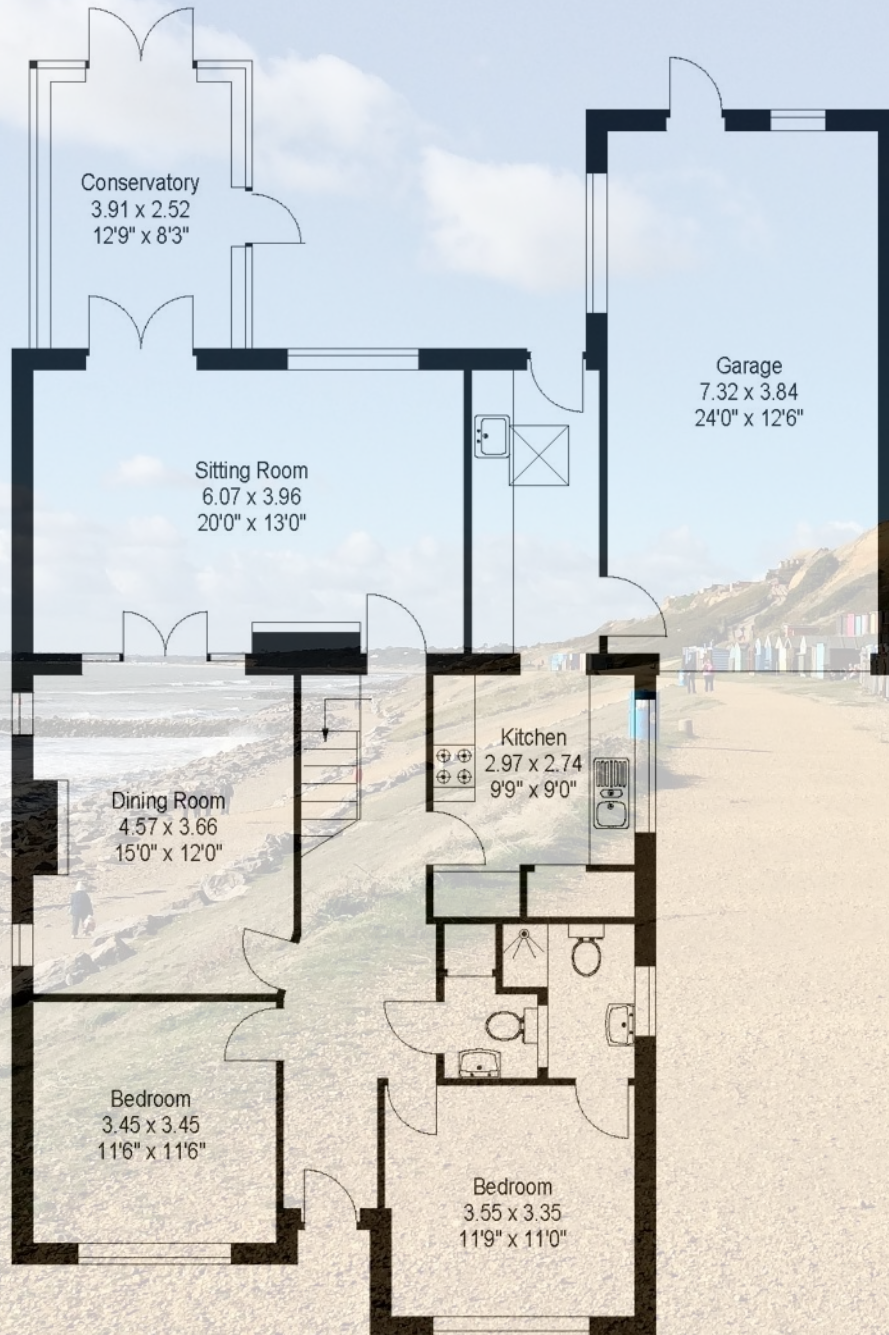
Progressing through the hallway, on the left, you'll find a generously sized dining room featuring double casement doors that lead to the luminous and spacious living room. The living room, adorned with a feature fireplace serving as an appealing focal point, extends seamlessly to the rear conservatory. This charming space offers delightful views of the garden.



£665,000



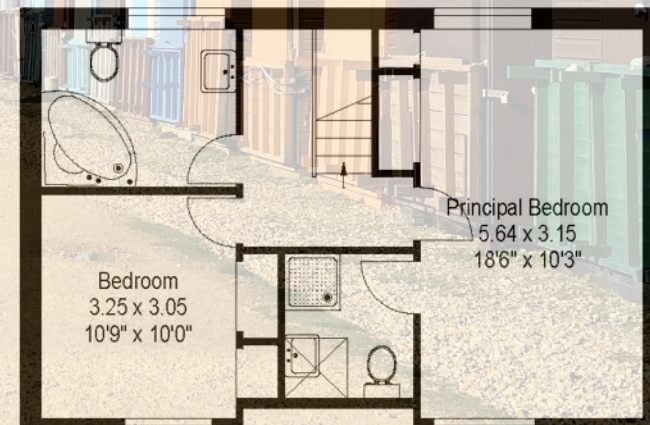
FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 197sq.m. or 2121sq.ft.
(Including Garage)

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**FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE**





The property presents an enticing potential for extension and further development, subject to requisite planning

The Property

The fully fitted kitchen features a diverse array of cream wall, floor, and drawer units with stone-effect worksurfaces. A tiled splashback enhances the aesthetics, and the kitchen seamlessly opens to the utility room, providing additional worksurfaces and storage. There's ample space and plumbing for white goods in the utility room. Personal doors connect to the attached garage, equipped with power and lighting

From the entrance hallway, stairs ascend to the first-floor landing, granting access to two spacious double bedrooms served by a three-piece family bathroom. The primary suite enjoys the added convenience of an en-suite shower room



Property Video

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





Nestled in charming south-facing rear gardens, it resides in a tranquil residential area just 0.5 miles from Barton on Sea cliff top.

Outside

The property is accessible via a brick paviour driveway, providing access to the front entrance and creating a spacious parking/turning area for multiple vehicles. Extending beyond the right side of the property, the brick paviour surface leads under a double-length carport, ultimately reaching the integral garage.

The charming rear gardens stand out as a notable feature, offering a sense of privacy enhanced by closed-board fencing and mature shrubbery and trees. A sizable patio area, positioned adjacent to the rear of the property, takes full



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.

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



Close proximity to Barton on Sea cliff top and New Forest National Park

Services

Energy Performance Rating: D Current: 64 Potential: 79

Council Tax Band: E

Points Of Interest

Barton on Sea cliff top	0.5 Miles
The Cliff House restaurant	0.5 Miles
Pebble Beach restaurant	0.8 Miles
Chewton Glen Hotel & Spa	0.7 Miles
Durlston Court School	1.3 Miles
Ballard School	2.0 Miles
The Arnewood School	1.2 Miles
Tesco Superstore	1.9 Miles
New Milton centre and train station	1.5 Miles
New Forest	5.2 Miles
Bournemouth Airport	9.8 Miles
Bournemouth Centre	11.0 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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