



55 Hengistbury Road

*Barton on Sea, New Milton, BH25 7LT*

SPENCERS  
COASTAL





*A well-presented three-bedroom detached chalet bungalow with a beautiful westerly-facing garden and spacious living areas*

## The Property

Access to the property is via a single metal gate leading to a footpath, which takes you through the front garden to the front door. Upon entering through the UPVC front door, you are welcomed into a front porch, with stairs leading up to the central entrance hallway. All rooms of the property are accessible from this hallway.

The first room you come to is the lovely living room/lounge, which is bright, airy, and features hardwood flooring. This double-aspect room benefits from plenty of natural light. Directly off the living room is the conservatory, a wonderfully light and spacious area with elevated views over the westerly-facing garden, thanks to the wrap-around UPVC double-glazed windows. Access to the conservatory is through a sliding door from the living room, and there are double patio doors leading out to the garden.

Also off the entrance hallway is the kitchen, which is equipped with a range of matching floor-standing and wall-mounted units, complemented by surrounding worktops. The kitchen also features an inset sink under a window that looks out over the rear garden, a four-ring gas hob, oven with an extractor fan above, and a UPVC external door providing access to the driveway.

At the front of the property, there is a door off the hallway leading to what is currently being used as a dining room but could easily be converted into a good-sized double bedroom. A window overlooks the front garden.

**£550,000**



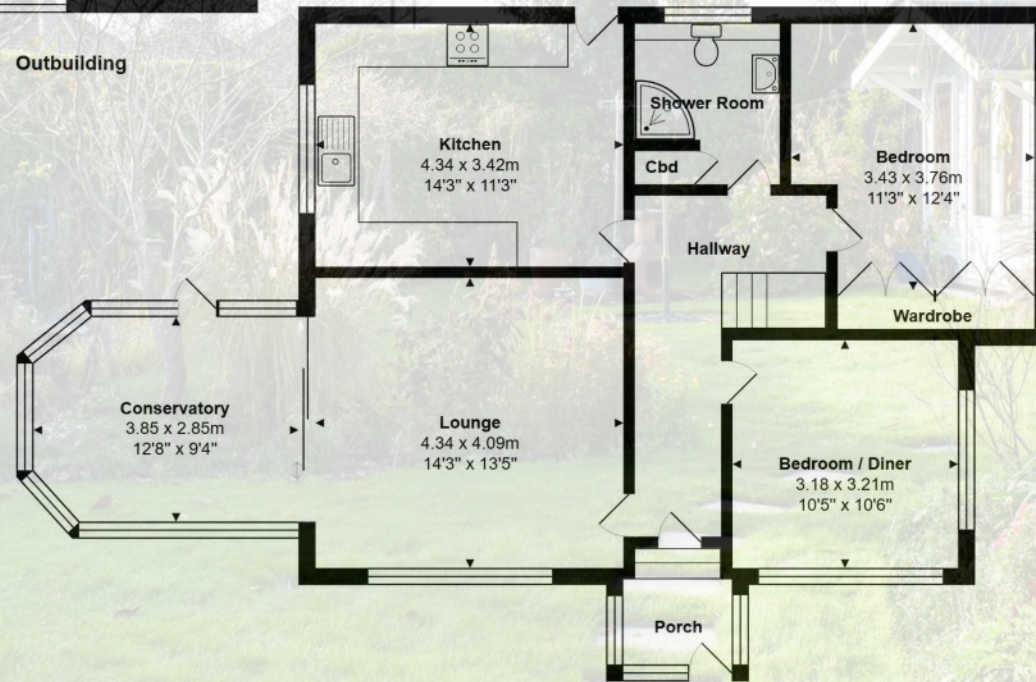
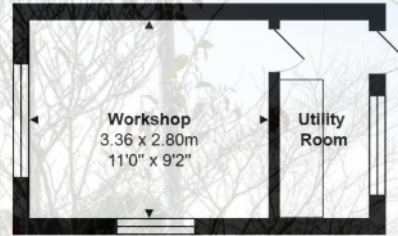


## The Property Continued...

The entrance hallway also provides access to the master bedroom, a generous room featuring two fitted double wardrobes and a window overlooking the front of the property. Adjacent to the master bedroom is the family bathroom, which includes a corner shower cubicle, wash hand basin, towel radiator, WC, and fitted storage.

A bespoke space-saver staircase from the entrance hallway leads to the first-floor bedroom. This loft conversion has created a spacious bedroom with an en-suite bathroom. The room is bright, featuring two Velux windows and eave storage. The en-suite bathroom is fitted with a Velux window, a free-standing roll-top bath, wash hand basin, and WC.

# FLOOR PLAN



**Ground Floor**



Total Area: 117.4 m<sup>2</sup> ... 1264 ft<sup>2</sup>

All measurements are approximate and for display purposes only



*The property occupies a superb corner plot in Barton On Sea, which also provides ample off-road parking*

## Outside

The property occupies a corner plot, and while the front door and footpath are located on Hengistbury Road, the driveway is accessed from Keyworth Avenue. The front and side gardens are mainly laid to lawn, with small trees and hedged borders offering privacy from the road. The concrete driveway provides ample space for multiple vehicles, and there are two large double wooden gates securing side access, which leads to the rear garden. Pedestrian access is also available via a gate on the adjacent side of the property, next to the front door.

The rear garden is predominantly laid to lawn and features a pond, patio area off the rear of the property, a shed, and a summer house. There is also a workshop, with a window and door, the size of a single garage, which is accessed directly from the driveway. This space could easily be converted back into a garage if required.

## Additional Information

Energy Performance Rating: D Current: 67 Potential: 84

Council Tax Band: D

Tenure: Freehold

Services: All mains services connected

Broadband: Superfast broadband with download speeds of 31 Mbps is available (Ofcom)

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

## 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.



## 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	0.5 Miles
The Cliff House Restaurant	0.5 Miles
Pebble Beach Restaurant	0.9 Miles
Chewton Glen Hotel & Spa	1.7 Miles
Tesco Superstore	1.9 Miles
New Milton Centre & Train Station	1.5 Miles
New Forest	5.1 Miles
Bournemouth Centre	15.2 Miles
London (1 hour 45 mins by train)	113.9 Miles



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

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