



1 Seacroft Avenue

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

SPENCERS  
COASTAL





*A brilliant chalet-style residence, tastefully modernised in recent years by the current owners, is situated on a southwest-facing corner plot within walking distance of Barton on Sea clifftop.*

## The Property

The inviting entrance hallway features a vaulted ceiling and an open-tread staircase leading to the first floor. Wood-effect flooring seamlessly extends throughout, providing access to the ground floor accommodation and the airing cupboard.

Leading off to the left of the hallway is a delightful, bright, and airy triple-aspect open-plan kitchen/dining room. It comprises a versatile range of wall, floor, and drawer units, including two pull-out larder cupboards, all set against marble-effect worksurfaces.

The addition of a peninsular unit not only creates extra storage but also serves as a stylish breakfast bar.

Integrated appliances include a double oven, induction hob, dishwasher and ample space for an American style fridge freezer.

Adjacent is a utility room offering extra storage and abundant space, complete with plumbing for white goods. It also provides convenient access to the side passage.

On the west side of the property, there is a spacious double-aspect sitting room. Bi-folding doors open onto the patio and gardens, while a feature fireplace with a marble surround adds an attractive focal point to the room.

Two additional ground-floor reception rooms are available, enhancing the versatility of the space. One features a pleasant double aspect and is currently utilised as a welcoming bedroom with French doors opening onto the gardens. The other serves as a functional office, complete with built-in storage cupboards. Both rooms can easily be transformed, catering to various needs and preferences. They are serviced via;

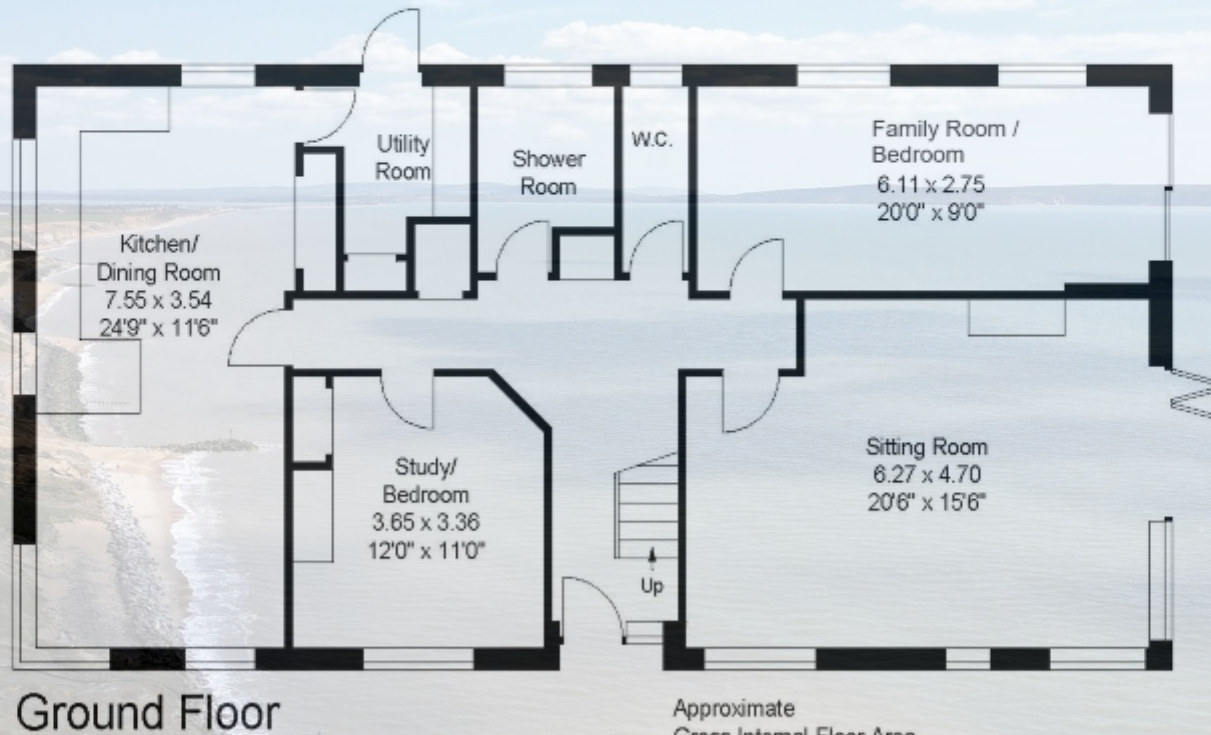
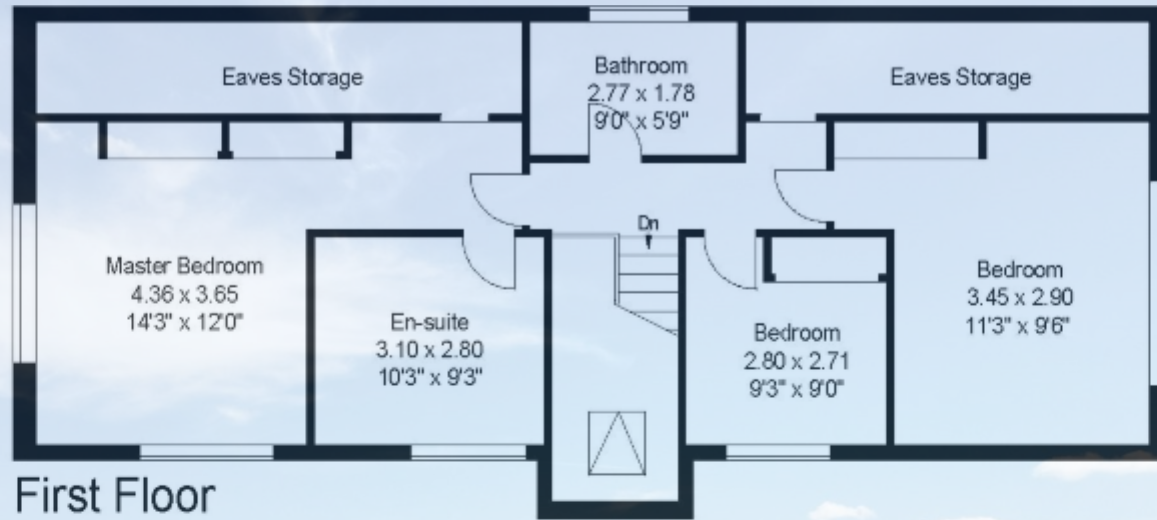
A modern shower room featuring a spacious corner cubicle which is elegantly finished with tiled walls, a wash hand basin with storage underneath and a heated towel rail.



**£779,950**



FLOOR PLAN



Approximate  
Gross Internal Floor Area  
House: 183sq.m. or 1970sq.ft.  
Eaves Storage: 15sq.m. or 323sq.ft.  
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NOT TO SCALE



*The property has been expertly remodelled to provide versatile accommodation, including an open-plan kitchen/dining room and four bedrooms.*

### The Property Continued

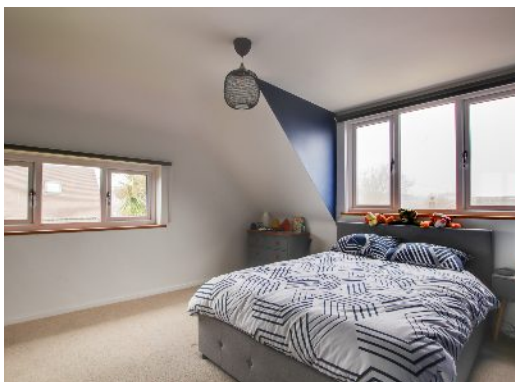
From the entrance hallway, an appealing wooden staircase with a glass balustrade ascends to the first-floor landing, offering a stylish transition between levels.

The delightful primary bedroom suite, with a dual aspect, is adorned with wall-to-wall fitted mirror wardrobes. These wardrobes not only provide ample storage but also grant access to eaves storage behind.

The suite further benefits from a spacious three-piece en-suite shower room, featuring a walk-in shower with an overhead attachment.

Two additional bedrooms, one of which is a generously sized double overlooking the side gardens. Both rooms offer double wardrobes and ample space for bedroom furniture.

A thoughtfully designed four-piece family bathroom suite enhances the space, incorporating an inviting panelled bath and a convenient walk-in shower.



### Property Video

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





*It boasts ample off-road parking and a detached garage.*

## Ground & Gardens

A substantial gravel driveway accessible from Sea Road provides generous off-road parking for multiple vehicles, with a pathway leading to the front door. Additionally, there is a separate vehicular entrance through double gates off Seacroft Avenue, leading to the detached garage.

The gardens predominantly feature lawn, complemented by mature shrubbery and closed board fencing offering a high degree of privacy. There is a patio area adjacent to the rear of the property and a distinct decking area, offering varied outdoor spaces for relaxation and enjoyment.

## 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.



*Short level walk to Barton on Sea cliff top.*

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## Services

Energy Performance Rating: D Current: 67 Potential: 77

All mains services connected

## Points Of Interest

Barton on Sea cliff top	0.3 Miles
The Cliff House restaurant	0.3 Miles
Pebble Beach restaurant	0.7 Miles
Chewton Glen Hotel & Spa	0.6 Miles
Durlston Court School	1.4 Miles
Ballard School	2.2 Miles
Tesco Superstore	1.9 Miles
New Milton centre and train station	1.6 Miles
New Forest	4.9 Miles
Bournemouth Airport	7.7 Miles
Bournemouth Centre	9.0 Miles

## Important Information

Spencers Coastal 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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