



45 Seafield Road

*Barton on Sea, BH25 7JR*



SPENCERS





*A well-presented and deceptively spacious three-bedroom detached bungalow, ideally located within easy walking distance of Barton Cliff and the range of amenities available in Milton. The property occupies a desirable corner plot and offers versatile accommodation, well-proportioned rooms, and attractive, low-maintenance outside space.*

## The Property

Upon entering the property, you are welcomed into a generous entrance hallway which provides access to all principal accommodation and includes a useful built-in storage cupboard.

To the left-hand side, the main living room is a bright and inviting space, centred around an attractive feature fireplace. A large front-facing bay window allows for plenty of natural light, while patio doors to the rear open directly onto the garden, creating an ideal space for both relaxing and entertaining.

From the living room, a door leads through to the kitchen/breakfast room, which is well-appointed with a range of wall-mounted and floor-standing units complemented by work surfaces over. The kitchen benefits from integrated appliances, a feature pantry providing additional storage, and a sink positioned to overlook the garden. A further bay window and an additional rear-facing window enhance the light within the room, while a rear door provides convenient access outside.



**£625,000**





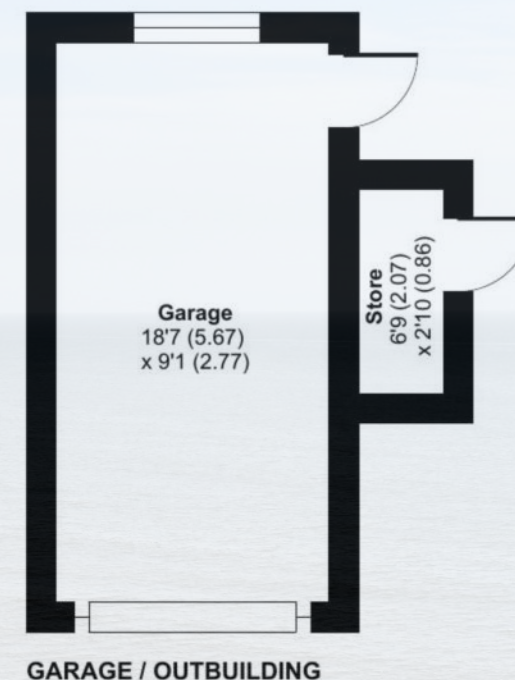
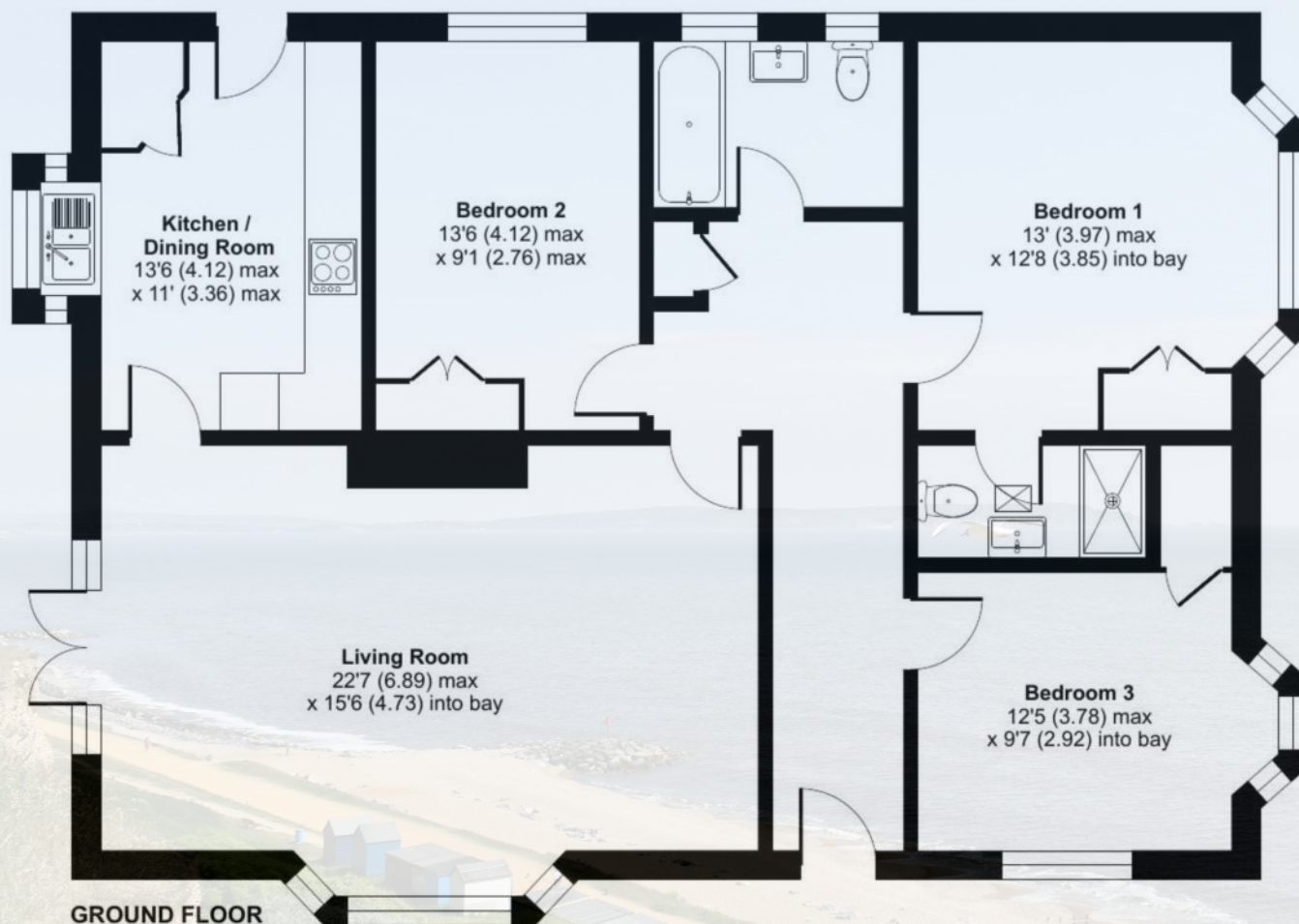
Approximate Area = 1124 sq ft / 104.4 sq m

Garage = 169 sq ft / 15.7 sq m


Outbuilding = 19 sq ft / 1.7 sq m

Total = 1312 sq ft / 121.8 sq m

For identification only - Not to scale



## Important Information

 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1440242

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## The Property Continued...

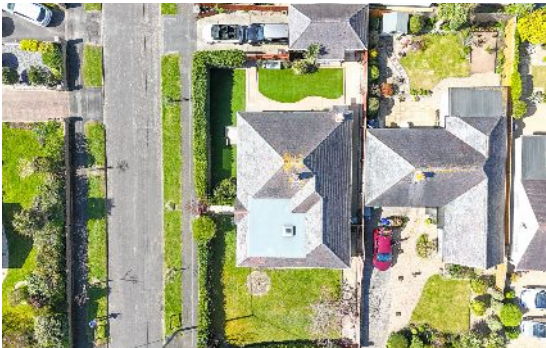
The principal bedroom is a spacious double room situated at the front of the property, featuring a bay window overlooking the garden, built-in wardrobes and benefiting from its own en-suite shower room. The en-suite comprises a shower cubicle, wash hand basin, WC, and a heated towel radiator.

Bedroom two is another well-proportioned double room with built-in wardrobes and a pleasant side aspect, offering flexibility for use as a guest room or additional living space.

Bedroom three is also a generous room, enjoying a dual aspect to the front and side, and includes a built-in storage cupboard, making it ideal as a bedroom, home office, or hobby room.

The main bathroom is fitted with a suite comprising a bath, wash hand basin, and WC, complemented by an obscure glazed window for natural light and privacy.





## Grounds & Gardens

Externally, the property benefits from occupying a corner plot, with a wraparound garden that is predominantly laid to lawn and bordered by mature shrubs and hedging, providing a good degree of privacy. There are two access points to the property, including a driveway and a footpath from the adjacent road, enhancing both convenience and accessibility.

To the rear, the garden has been designed with low maintenance in mind, featuring an area of Astroturf alongside a patio seating area, ideal for outdoor dining and entertaining. The rear garden enjoys a westerly aspect, making it perfect for afternoon and evening sun. A gate provides access to the driveway, which in turn leads to a single garage, offering additional storage or parking. The property also has an electric vehicle (EV) charging point installed.

## Additional Information

Tenure: Freehold

Council Tax Band: D

Energy Performance Rating: E Current: 48 Potential: 76

All mains services connected

Heating: Gas central heating

Flood Risk: Very low

Broadband: FTTC - Fibre-optic cable to the cabinet, then to the property. Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.



## The Local Area

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.

## Points of Interest

Barton on Sea Cliff Top	0.6 miles
The Arnewood School	1.1 miles
Tesco Superstore	1.8 miles
New Milton Centre and Train Station	1.4 miles
New Forest	4.4 miles
Bournemouth Airport	9.6 miles
London (1 hour 45 mins by train)	110 miles



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