



Needles View,

5b Cliff Crescent, Marine Drive, Barton On Sea, BH25 7EB

SPENCERS
COASTAL





NEEDLES VIEW

HOLIDAY LETS PERMITTED...

An outstanding penthouse apartment offering panoramic views across the Christchurch Bay to The Needles. The apartment is beautifully presented and offered with no onward chain. An ideal location close to Barton on Sea's cliff top, beaches, cafes, bars and restaurants with parking. An ideal investment property or second home.

Property Video

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



£400,000





Outstanding views across Christchurch Bay

The Property;

Opposite the residents parking bay, the entrance door leads to only two apartments with stairs rising to the entrance of 5b. On entering the apartment, a staircase leads up to the impressive open plan kitchen/living area and also doors lead to the four generous double bedrooms. There are two main bedroom suites each enjoying a range of fitted wardrobes and bedroom furniture, as well as en-suite shower rooms, fitted to a contemporary style and fully tiled. The two remaining double bedrooms share the family bathroom with shower above the bath. There is a separate cloakroom, a large store/laundry cupboard. A rear entrance door leads to an iron staircase leading to a utility/store with plumbing for the automatic washing machine.

The top floor is a most impressive loft style vaulted living area with the comprehensive contemporary style kitchen to one end. The large island/breakfast bar incorporating the induction hob with extractor canopy above provides the division from the dining area. The whole being flooded with light from several Velux windows and the glazed panels and sliding doors to the Juliet balcony of the living area, designed to make the most of the outstanding sea views.





FLOOR PLAN

Approximate Gross Internal Area
129.4 sq m / 1393.6 sq ft



First Floor



Ground Floor

⊞ Reduced headroom below 1.5 m / 5'0"





*Enjoy a coffee at the Beachcomber Café,
coastal dining at Pebble Beach Restaurant, or
coastal walks along the cliff top, or sandy*

Outside;

Positioned within moments from the safe bathing beaches of Barton on Sea with stunning coastal walks and enjoying far reaching views over Christchurch Bay from The Needles to Bournemouth, the apartment offers sea side living at it's best. The famous Pebble Beach restaurant is opposite and there is a large residents parking bay immediately in front of the apartment and a staircase to the rear leads to a small outside space with access to a large store housing the boiler and plumbing for the washing machine.





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: C Current: 74 Potential: 80

All mains services connected

Maintenance charge: £114 pcm

Sinking Fund: £30,000

Pets Permitted

Holiday lets Permitted

Points Of Interest

Barton on Sea cliff top	0.1 Miles
The Cliff House restaurant	0.3 Miles
Pebble Beach restaurant	0.1 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Durlston Court School	0.9 Miles
Ballard School	2.1 Miles
Tesco Superstore	1.6 Miles
New Milton centre and train station	1.5 Miles
New Forest	4.9 Miles
Bournemouth Airport	9.9 Miles
Bournemouth Centre	10.3 Miles
London (1 hour 45 mins by train)	110 Miles

Important Notice

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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