



Flat 4 Warrenhurst Court

57 Western Avenue, Barton on Sea, BH25 7QA

SPENCERS  
COASTAL





*A well-proportioned modern two-bedroom first-floor flat, set in a character house, ideally located just one road back from the stunning Barton on Sea clifftop*

## The Property

Entering through the front communal door, a shared hallway leads to a staircase up to the first floor. The private front door to the flat opens into a split-level entrance hallway, guiding you into the heart of the home; a beautifully light and spacious open-plan living, kitchen, and dining area.

Situated on the west side of the building, this main living space is flooded with natural light through three large windows and features high ceilings and a central fireplace.

The kitchen area is fitted with a range of wall-mounted and floor-standing units, generous worktop space, and a feature breakfast bar on the central island, with an overhead extractor. There is space and plumbing for a fridge-freezer, washing machine, and tumble dryer, as well as a stainless steel sink with drainer. A striking floor-to-ceiling window provides a lovely front aspect and enhances the light, open feel of the space.

Off the entrance hallway, the principal bedroom is a generous double, with a window to the south side of the building offering distant sea glimpses. A full wall of fitted wardrobes provides excellent storage.

Bedroom two is also a spacious double, enjoying dual-aspect windows to the south and east, making it a bright and versatile room.

The family bathroom features a walk-in shower cubicle, feature bath with handheld shower attachment, wash hand basin, and WC. The property benefits from a large attic storage room situated directly above the flat.

**OIEO £250,000**





## The Property Continued...

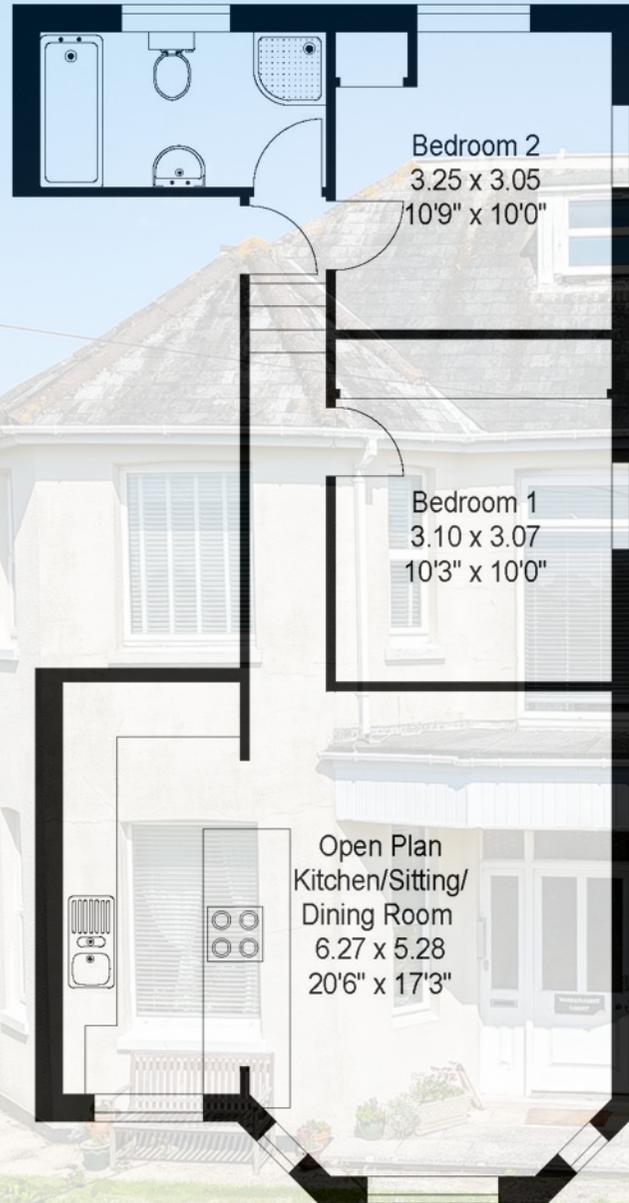
Currently accessed via the communal staircase to the second floor, there are existing plans and planning approval in place for internal access to be created from the flat itself. This offers exciting potential to convert the loft space into a third bedroom, study, or hobby room. The attic already features a dormer window with distance sea views.

## Property Video

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



## FLOOR PLAN



Approximate  
Gross Internal Floor Area  
Total: 78sq.m. or 840sq.ft.  
(Including Storage)

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NOT TO SCALE



## 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.



*This bright and airy apartment offers spacious accommodation throughout, a potential loft conversion (STPP) and the benefit of a private garage, all set within a charming character property*

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## Outside

Warrenhurst Court is a charming converted house that has been converted into four individual flats, set within well-maintained communal gardens with lawned areas and seating. The flat also comes with an allocated single garage, providing secure parking or additional storage.

## Additional Information

Energy Performance Rating: E Current: 51 Potential: 66

Council Tax Band: C

Tenure: Share of Freehold

Lease Length: 992 years

Service Charge: £1,200 per annum

Services: All mains services connected

Parking: On street parking

Broadband: Ultrafast broadband with speeds of 1,000 Mbps is available at the property (Ofcom)

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

**Agents Note:** In accordance with the Code of Practice of Estate Agents we hereby advise that the vendor of this property is an employee of Spencers.



## The Situation

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and cliff-top views across Christchurch Bay, sweeping from Hurst Castle to Hengistbury Head. The sand and shingle beach is ideal for bathing and sunbathing, while the cliff-top is ideal for coastal dog walks.

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.

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 cliff-top restaurants and Barton on Sea Golf Club, a 27-hole cliff-top 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

The Cliff House Restaurant	0.3 Miles
Barton on Sea Cliff Top	0.4 Miles
Pebble Beach Restaurant	0.7 Miles
New Milton Centre & Train Station	1.8 Miles
Tesco Superstore	2.0 Miles
New Forest National Park	3.9 Miles
Bournemouth Airport	9.5 Miles
Bournemouth Centre	11.3 Miles
London (1 hour 45 mins by train)	103 Miles



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

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