



30 Grove Road

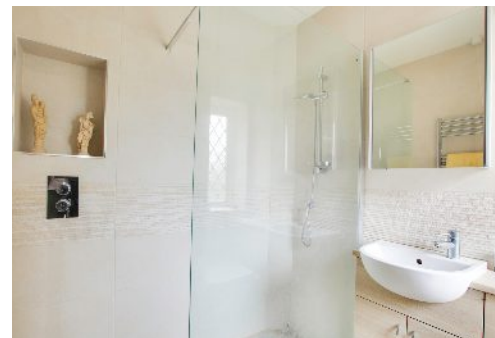
*Barton on Sea, BH25 7ND*

SPENCERS  
COASTAL









*A distinctive single story thatched cottage with characterful features throughout. Situated on a charming corner plot spanning 0.2 acres and located just one road behind Barton on Sea cliff top and a stone's throw from Becton Meadows, this property features two double bedrooms, two reception rooms and offers potential for a full refurbishment and extension subject to the required planning consents*

## The Property

The property is approached via a stoned pathway leading to the entrance hallway, giving access to all accommodation.

Leading off the right of the hallway is a delightful triple aspect living room with a feature gas fire with brick surround creating an attractive focal point.

Opposite, a double aspect kitchen fitted with a range of wooden floor and drawer units with a tiled splashback, with ample space for white goods.

Off the kitchen is a useful utility room providing additional storage and a rear access door to the gardens.

Further down the hallway, a well-proportioned separate dining room with space for furniture.

To the rear of the property are two generously proportioned double bedrooms, the primary benefiting from extensive space for furniture and storage.

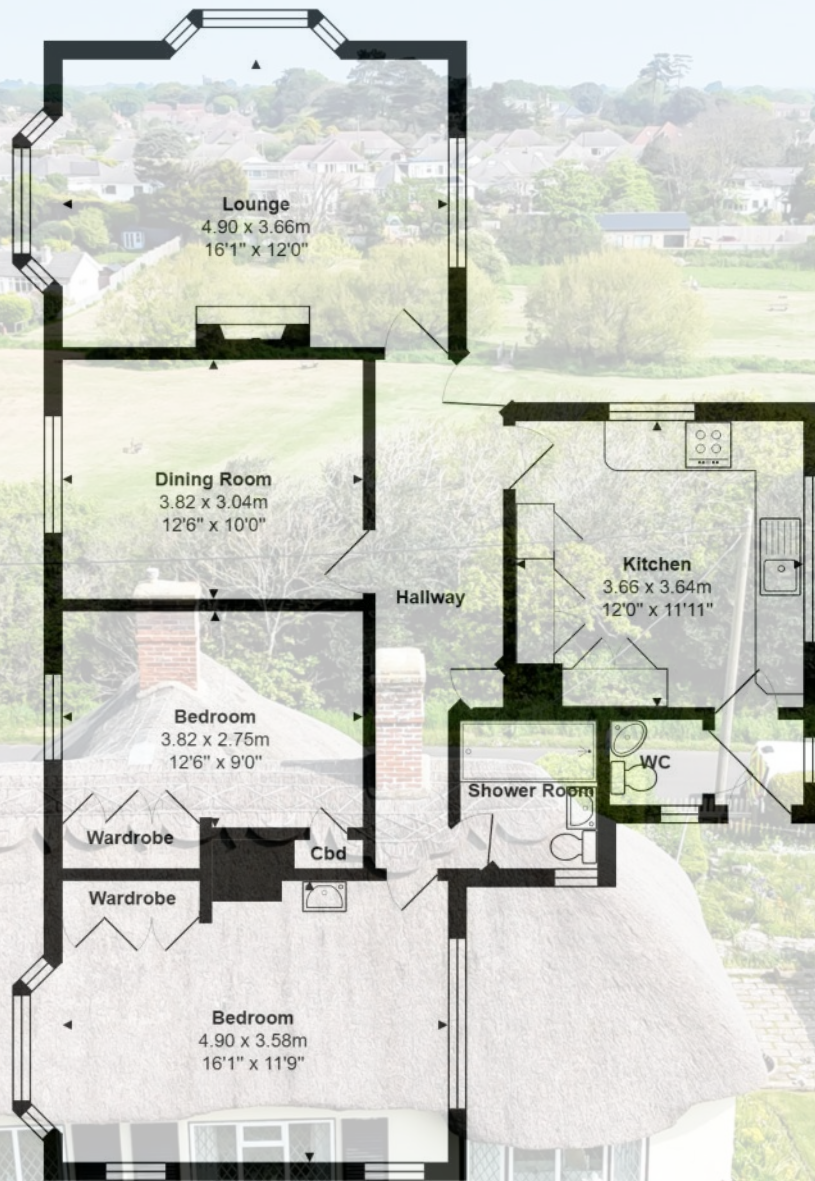
The bedrooms are serviced via a modern three-piece shower room, comprising a walk-in shower and finished with stylish floor and wall tiles.

**£625,000**





# FLOOR PLAN



Total Area: 94.7 m<sup>2</sup> ... 1019 ft<sup>2</sup>

All measurements are approximate and for display purposes only





*Vacant possession, no forward chain*

## Grounds & Gardens

The property is approached via a block paved driveway that wraps around to the detached single garage, offering ample off-road parking. The gardens are a standout feature, designed with ease of maintenance in mind, featuring mature hedging and flower beds throughout.

## Services

Energy Performance Rating: C Current: TBC Potential: TBC

Council Tax Band: E

Tenure: Freehold

All mains services connected

## 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 Glenn Hotel & Spa	1.2 Miles
Tesco Superstore	1.5 Miles
Barton Golf Club	1.5 Miles
New Forest National Park	5.0 Miles
Bournemouth Airport	12.5 Miles
London	110 Miles (1 hour 45 mins by train)

## 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.





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

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