



82 Barton Lane

Barton on Sea, New Milton, BH25 7PW

SPENCERS
COASTAL





Beautifully renovated throughout in recent years, this charming character home seamlessly blends period features with contemporary design

The Property

A generous entrance welcomes you into an impressive and spacious ground floor, with stairs rising to the first floor.

To the right, the elegant sitting room benefits from a large front-facing bay window, flooding the space with natural light. A log-burning fireplace creates a warm and inviting atmosphere, perfectly complementing the home's characterful charm.

Beyond the staircase lies a beautifully presented dining room/second reception area, featuring exposed brickwork, a striking chimney breast, and ceramic tile flooring.

A conveniently placed downstairs cloakroom is tucked neatly beneath the stairs.

From here, a wide opening leads into the refined and recently extended open-plan kitchen and breakfast room—a true heart of the home. This contemporary space boasts a central island, range-style gas cooker and hob, modern fitted wall and base units, integrated appliances, and bi-fold doors opening onto the garden, offering lovely views and an abundance of natural light.

Upstairs, the property offers two generously proportioned double bedrooms and a third single bedroom.

£500,000



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Situated on a quiet and attractive road in the heart of Barton on Sea, the property is just a short distance from the seafront

The Property Continued ...

The principal bedroom spans the front of the house and features another large bay window with shutters. A fresh, neutral carpet runs throughout the first floor and hallway.

The second double bedroom overlooks the rear garden and includes fitted wardrobes, while the third bedroom is ideal as a child's room or home office.

A stylish family bathroom with patterned tiling, a spacious walk-in shower, and a separate WC serves all three bedrooms.

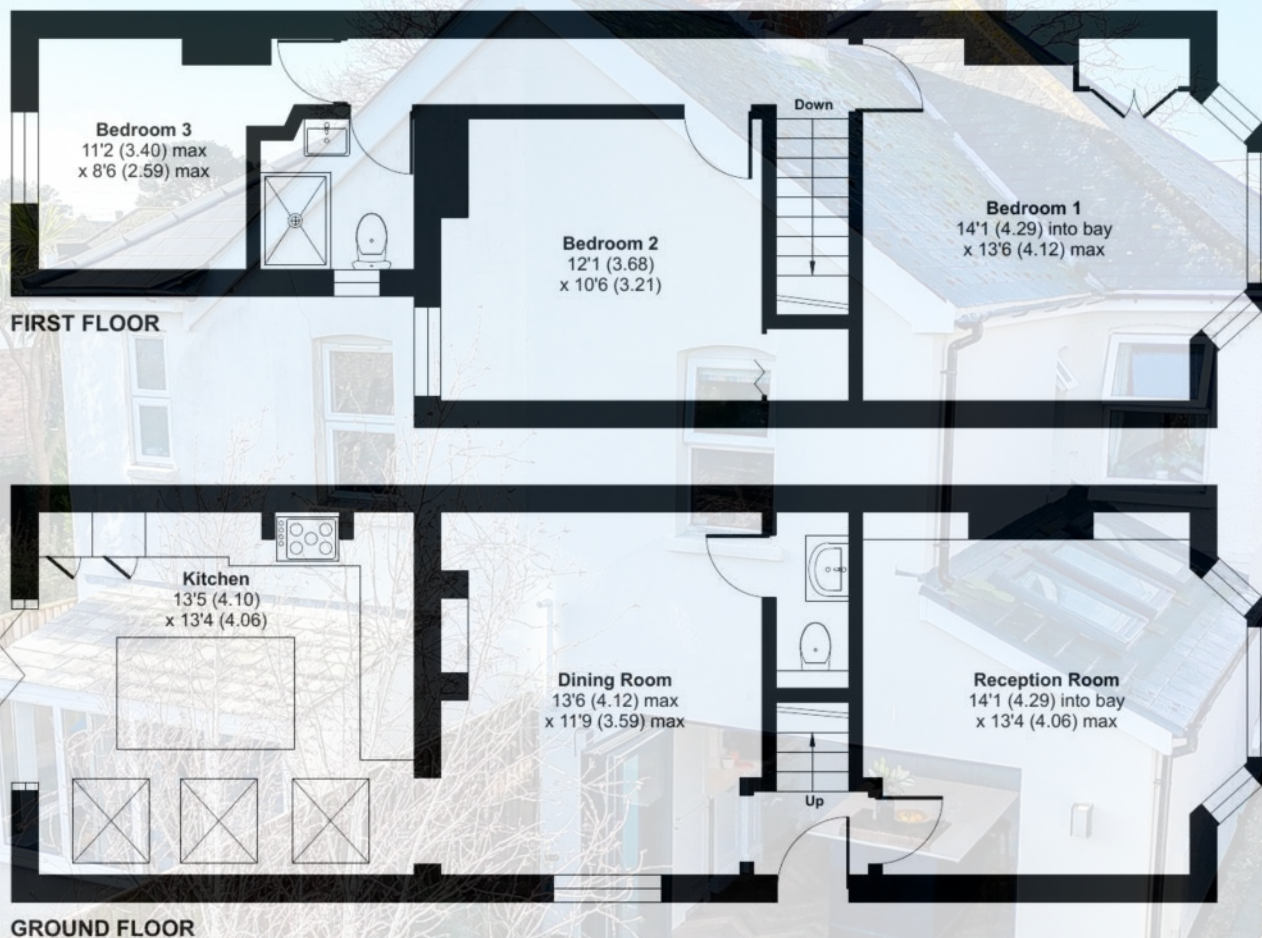




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Approximate Area = 1083 sq ft / 100.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © n°checon 2026. Produced for Spencers of the New Forest Ltd. REF: 1399908

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 or 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.



Offering three bedrooms, a well-maintained private rear garden, gas central heating, and a private driveway, this versatile home is ideally suited to first-time buyers, families, downsizers, or investors alike

Outside

To the front, a large private driveway provides ample off-road parking. A wide side access leads to both the front door and the rear garden.

The rear garden is a particular highlight—landscaped, private, and easterly facing—featuring a generous patio area ideal for entertaining, a sweeping lawn, and a decked seating area at the far end, perfect for relaxing in a peaceful setting.

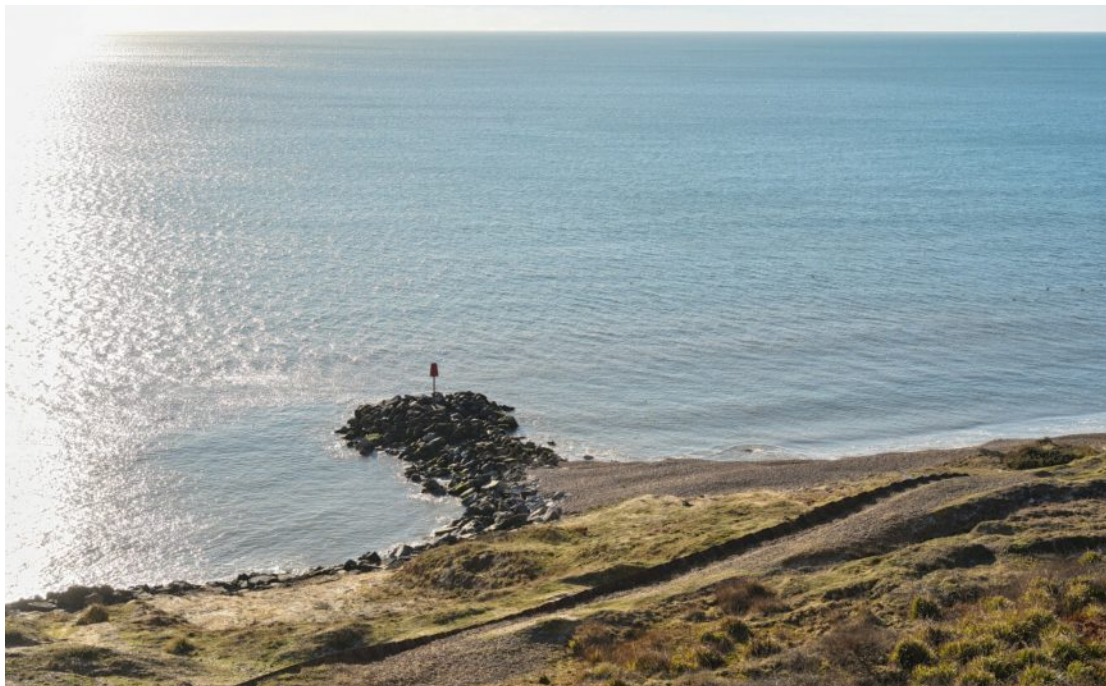
Additional Information

Energy Performance Rating: D Current: 68 Potential: 79
Council Tax Band: C
Tenure: Freehold

All mains services are connected to the property

Broadband: FFTP - Fibre to the property directly
Mobile Coverage: No known issues, please contact 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

The Cliff House Restaurant	0.6 Miles
Barton on Sea Cliff Top	0.9 Miles
Pebble Beach Restaurant	0.9 Miles
New Milton Town Centre & Train Station	1.6 Miles
Tesco Superstore	2.0 Miles
Highcliffe School	3.0 Miles
New Forest National Park	3.8 Miles
Bournemouth Airport	9.3 Miles
Bournemouth Centre	11.3 Miles
London	103 Miles



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

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