



4 Strollers Reach

6 Barton Common Road, Barton on Sea, New Milton, BH25 5PR

SPENCERS
COASTAL





An exceptional two-bedroom, two-bathroom deluxe apartment occupying a first-floor position within a highly sought-after road in Barton on Sea

The Property

The apartment extends to circa 950 sq ft of thoughtfully designed accommodation. A wide and welcoming entrance hall sets the tone, providing access to a large storage and utility cupboard ideal for everyday practicality.

The heart of the home is an exceptionally spacious open-plan kitchen and reception room, finished with hard engineered flooring throughout. The sleek, modern kitchen is fitted with a comprehensive range of high-end integrated appliances, including a full-sized dishwasher, separate fridge and freezer, and a built-in oven and microwave. Neutral-toned wall-mounted and base units provide extensive storage, while a centrally positioned kitchen island offers generous worktop space, an informal breakfast area, and a subtle division between the kitchen and living zones.

The living area is expansive and perfectly suited for both entertaining and day-to-day relaxation. Large windows flood the space with natural light, enhancing the sense of openness. Double doors lead directly onto a private, south-facing balcony, creating a seamless indoor-outdoor connection and offering stunning views across Barton Common.

£600,000



2



2



1





This ultra-contemporary residence benefits from lift access and enjoys truly uninterrupted views across Barton Common stretching to the Isle of Wight

The Property Continued ...

Both bedrooms are well-proportioned doubles, each finished with well-maintained fitted carpeting and built-in wardrobes. The principal bedroom further benefits from a stylish en-suite bathroom featuring a spacious walk-in shower, a separate WC, and contemporary tiling and décor. The accommodation is completed by a well-appointed family bathroom comprising a generously sized bath, wall-hung WC, and wash basin, complemented by modern panelling and hard flooring for a clean, contemporary finish.







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Approximate Area = 941 sq ft / 87.4 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). © nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1394282

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.



Combining generous proportions, high-quality finishes, and a prime coastal setting, this apartment offers a rare opportunity for refined seaside living

Outside

The apartment forms part of an exclusive, private gated development approached via a long driveway leading to allocated parking. The property benefits from two designated parking spaces, one of which is a covered carport.

The development is surrounded by beautifully maintained communal grounds, offering a tranquil and attractive setting. Three distinct circular seating areas provide ideal spaces for outdoor entertaining, socialising, or simply relaxing in the sunshine. Additionally, residents have access to a large communal storage shed, offering further practical convenience.

Additional Information

Energy Performance Rating: B Current: 86 Potential: 86

Council Tax Band: E

Tenure: Share of Freehold - only 8 properties within the block

Maintenance Charge: Circa £4,000 per annum

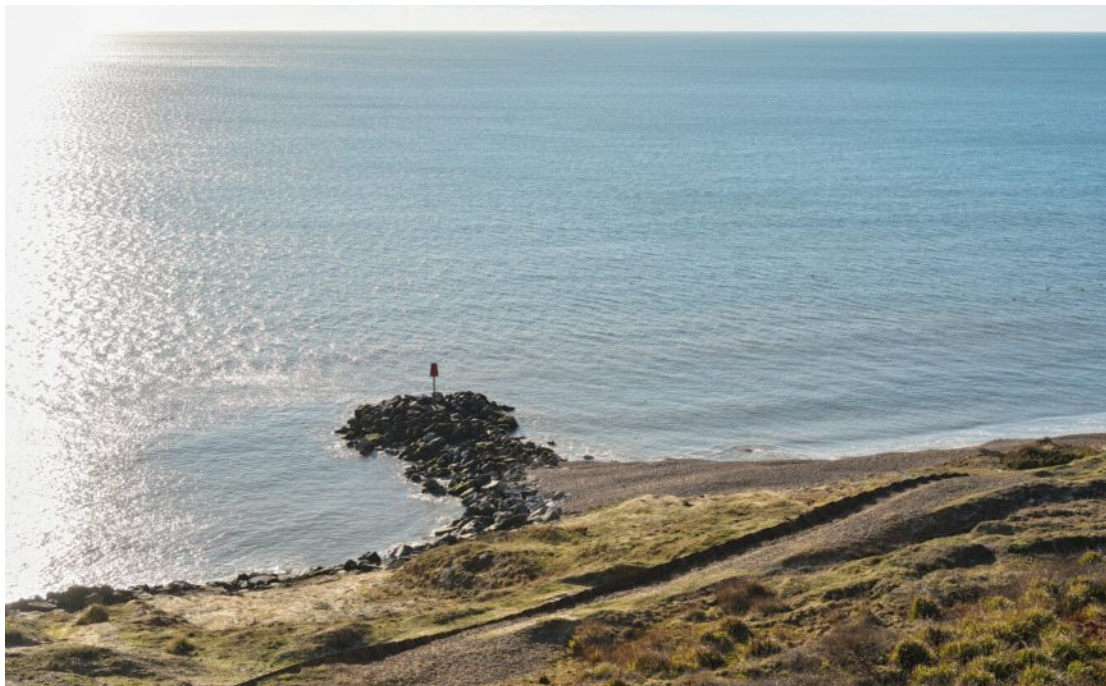
All mains services are connected to the property

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

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

Parking: 2x allocated spaces





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

Durlston Court School	0.6 Miles
Barton on Sea Cliff Top	0.8 Miles
Pebble Beach Restaurant	0.9 Miles
The Cliff House Restaurant	1.2 Miles
Tesco Superstore	1.4 Miles
New Milton Town Centre & Train Station	1.5 Miles
New Forest National Park	3.7 Miles
Bournemouth Airport	10.6 Miles
Bournemouth Centre	12.3 Miles
London	103 Miles



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

E: 368 Lymington Road, Highcliffe, BH23 5EZ

T: 01425 205 000 E: highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk