



38 Hengistbury Road

Barton on Sea, New Milton, Bk25 7LU

SPENCERS
COASTAL





A well-appointed detached bungalow set within quiet, south-facing gardens, just 0.6 miles from Barton on Sea cliff top

The Property

Guide Price £600,000 - £625,000

The property is entered via a spacious hallway with stylish laminate flooring throughout, providing access to all rooms and a practical storage cupboard.

There are three bedrooms in total; two are comfortable doubles with plenty of space for furnishings, while the third is currently arranged as a home office. A modern family bathroom serves the property, fitted with a white suite comprising a panelled bath with shower over, hand basin with vanity storage, WC, and fully tiled walls and flooring.

The main bedroom enjoys a pleasant double aspect to the front and includes its own en suite shower room with a clean, contemporary finish.

Positioned at the rear, the kitchen offers a range of fitted wall, base, and drawer units with quality worktops and a feature splashback. A peninsula creates a breakfast bar, and integrated appliances include a four-ring electric hob with extractor above and a single oven.

£575,000



2



3



2



The accommodation includes three bedrooms, two bathrooms (one en suite), a semi open-plan kitchen/living area, along with a large outbuilding, single garage, and ample driveway parking

The Property Continued...

An opening connects the kitchen to the living room, where an electric fire with wooden surround creates a central feature.

To the rear of the home is a generous UPVC conservatory with tiled flooring and sliding doors that open directly to the garden, accessed from both the kitchen and living area.

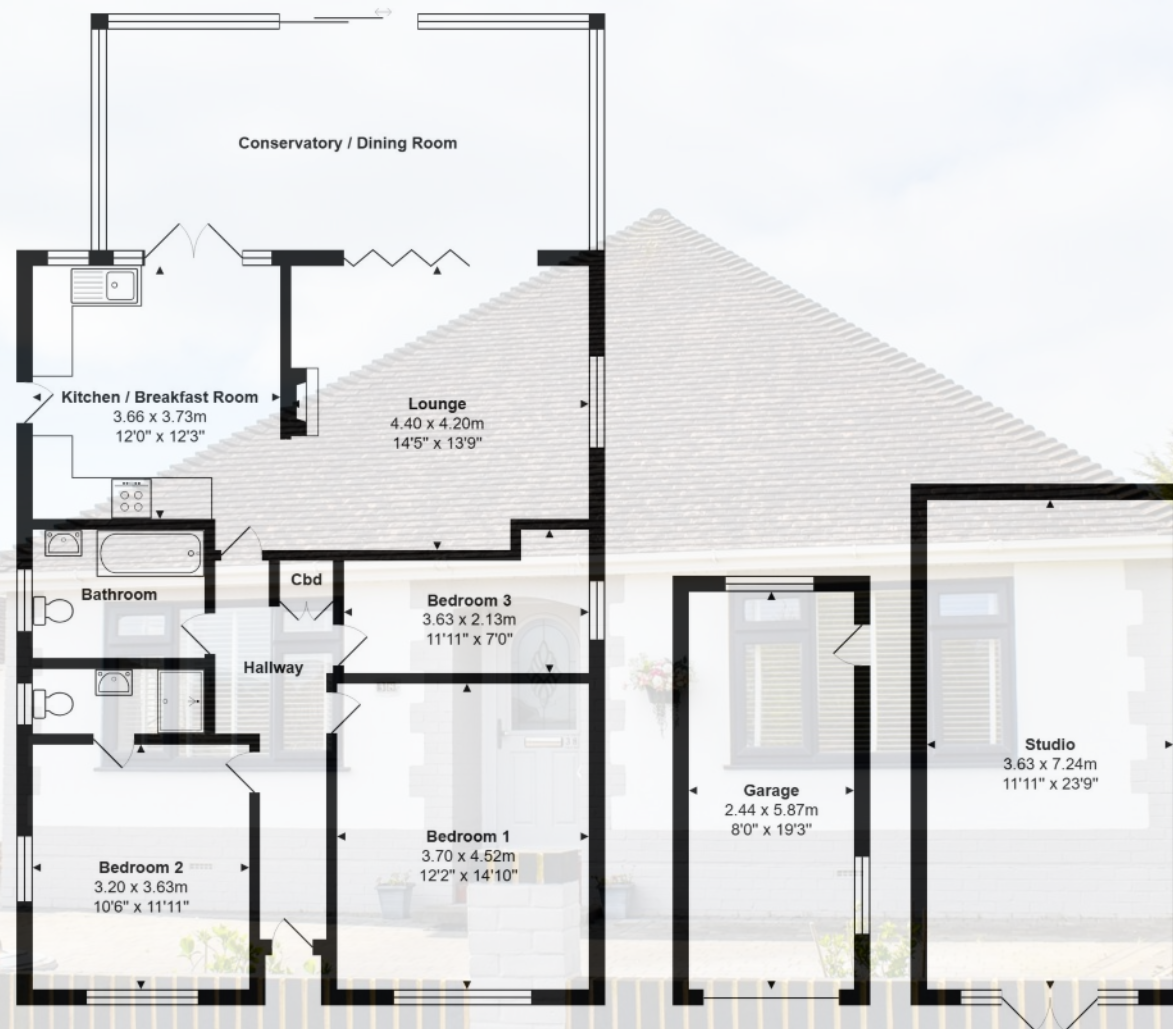


Property Video

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







Total Area: 149.4 m² ... 1608 ft²

All measurements are approximate and for display purposes only

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.



Outside

The front of the property is approached via a block-paved driveway providing generous parking and access to a detached single garage with power and lighting.

The rear garden is a standout feature, enjoying a sunny southerly aspect and a good degree of privacy, bordered by mature planting and close board fencing. A wide patio area offers an ideal space for outdoor dining and entertaining, with a large lawn beyond and a substantial outbuilding completing the setting.

Additional Information

Energy Performance Rating: D Current: 63 Potential: 76

Council Tax Band: D

Tenure: Freehold

All mains services are connected to the property

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

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 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	0.5 Miles
Barton on Sea Cliff Top	0.6 Miles
Pebble Beach Restaurant	0.6 Miles
Chewton Glen Hotel & Spa	0.8 Miles
New Milton Centre & Train Station	1.3 Miles
Tesco Superstore	1.6 Miles
New Forest	3.4 Miles
Bournemouth Centre	11.7 Miles
London (1 hour 45 mins by train)	103 Miles



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

E: 368-370 Lymington Road, Highcliffe, BH23 5EZ

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

www.spencersproperty.co.uk