



The Tower House,

*Greenside Court, Barton on Sea, BH25 7DX*

SPENCERS  
COASTAL



*The Tower House is the centrepiece residence within the select development of Greenside Court, the former clubhouse of Barton on Sea Golf Club; occupying a prime position, enjoying breath-taking views across Christchurch Bay and beyond.*

### The Property

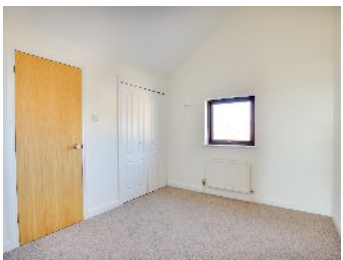
Stairs rise from the entrance hall to the second floor living accommodation, giving access to;

A bright and airy triple aspect living room with feature vaulted ceilings and a stone fire place creating an attractive focal point

Sliding glazed doors open through from the living room to a 12ft south-facing balcony enjoying delightful, panoramic views

Adjacent kitchen fitted with a good range of floor, wall and drawer units with quality worksurfaces over, incorporating integral appliances including a four-ring hob with extractor fan over, double oven and fridge/freezer

Additional second floor rooms include a modern three-piece white family bathroom suite, comprising a panel bath with shower attachment.



**£650,000**



# Balcony View





“ *The property offers extensive and versatile accommodation, comprising four double bedrooms, a delightful living room featuring vaulted ceilings with doors opening onto the south facing balcony.* ”

### **The Property**

From the living room, there are steps down to two generous double bedrooms, both of which benefit from built in storage

The primary bedroom further benefiting a contemporary three-piece en-suite shower room, complete with fully tiled wall and floors, comprising a large walk-in shower cubicle, WC, hand wash basin and backlit mirror

There are two additional bedrooms situated on the third and fourth floor with spectacular 180 degree views across the adjoining Barton on Sea golf club and Hengistbury Head to the west.

### **Property Video**

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



# FLOOR PLAN

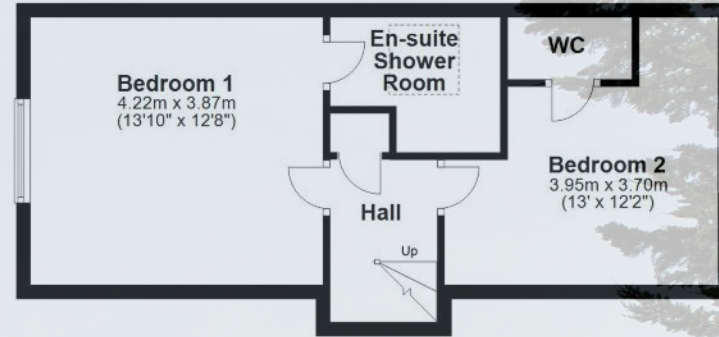
## Ground Floor

Approx. 4.7 sq. metres (50.6 sq. feet)



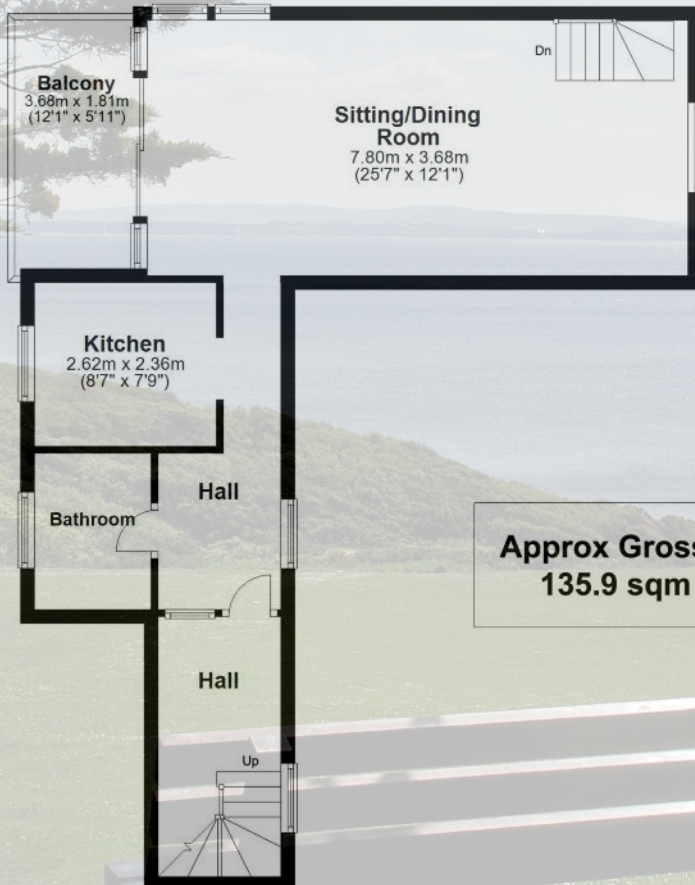
## First Floor

Approx. 39.2 sq. metres (421.8 sq. feet)



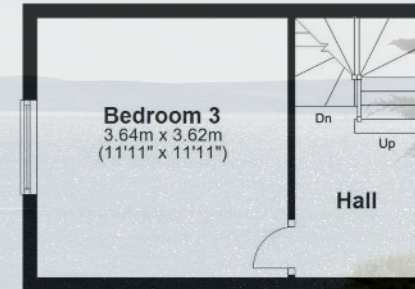
## Second Floor

Approx. 52.5 sq. metres (565.3 sq. feet)



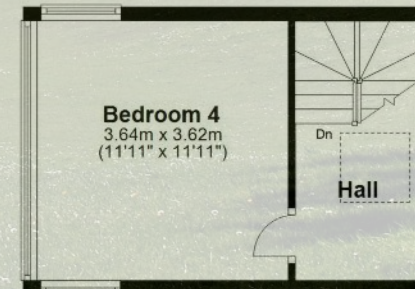
## Third Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



## Fourth Floor

Approx. 20.6 sq. metres (221.8 sq. feet)



Approx Gross Internal Area:  
135.9 sqm / 1462.5 sqft

Total area: approx. 137.6 sq. metres (1481.3 sq. feet)



*The property further benefits an allocated carport with storage.*

### **The Situation**

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.





*180 degree views across Christchurch Bay*

### Services

Energy Performance Rating: C Current: 70 Potential: 84

All mains services connected

Share of Freehold

### Points Of Interest

Barton on Sea cliff top	0.0 Miles
The Cliff House restaurant	0.4 Miles
Pebble Beach restaurant	0.2 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Durlston Court School	0.8 Miles
Ballard School	2.1 Miles
The Arnewood School	1.3 Miles
Tesco Superstore	1.5 Miles
New Milton centre and train station	1.6 Miles
New Forest	4.9 Miles
Bournemouth Airport	12.0 Miles
Bournemouth Centre	9.0 Miles
London	110 Miles (1 hour 45 mins by train)

### Important Information

Spencers of The New Forest 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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