



18 Highlands Road

Barton On Sea, BH25 7BL

SPENCERS
COASTAL





An impressive detached chalet bungalow with a self-contained annexe, offering approximately 3,100 sq ft of versatile accommodation, set on a delightful south-facing plot within walking distance of Long Meadow and Barton-on-Sea cliff top.

The Property

The welcoming entrance hallway provides access to the ground floor accommodation, including two spacious reception rooms with woodblock flooring throughout. The main living area is enhanced by double casement doors to the rear, a large bay window overlooking the gardens, and a brick-built fireplace with log burner, creating a striking focal point.

To the front, the well-appointed kitchen/breakfast room features a range of gloss wall, floor, and drawer units, including a central peninsula breakfast bar with electric hob, single oven, and dishwasher. A utility room and pantry lead off the kitchen, offering additional practical storage.

At the end of the hallway, there are two generous double bedrooms, both with built-in wardrobes, served by a modernised family bathroom comprising a large walk-in shower, separate bath with shower attachment, and stylish tiled flooring.



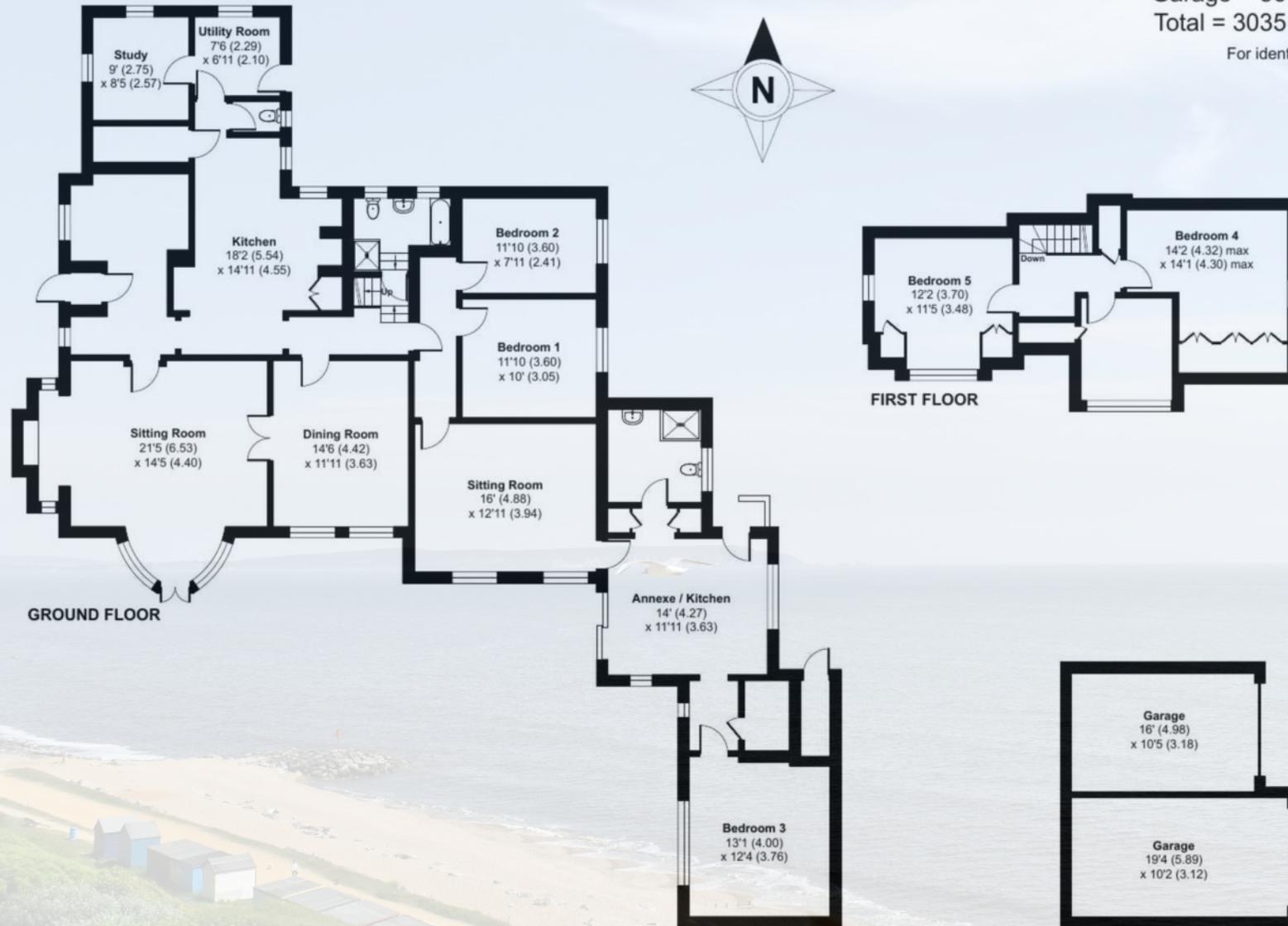
Guide Price £750,000



FLOOR PLAN

Approximate Area = 2178 sq ft / 202.3 sq m
Annexe = 489 sq ft / 45.4 sq m
Garage = 368 sq ft / 34.2 sq m
Total = 3035 sq ft / 281.9 sq m

For identification only - Not to scale



The Annexe



The property features a generous frontage with extensive off-road parking and a detached double garage.

The Property Continued...

Stairs from the hallway lead to the first-floor accommodation, offering two further bedrooms, both with built-in storage, serviced by a contemporary shower room featuring a wet-room style suite, sleek floating basin, WC, and fully tiled walls and floor.

The self-contained annexe benefits from a separate entrance and can also be accessed from the main hallway. It comprises a double bedroom with garden views, three-piece shower room, a spacious living room, and a kitchen/dining room with sliding doors opening onto the rear garden.

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.



Grounds & Gardens

The property is approached via wooden gates opening onto a sweeping tarmac driveway, leading to a shingle parking area and the detached garage, providing ample off-road parking.

The south-facing rear gardens are bordered by mature trees and shrubs, offering a high degree of privacy. The gardens are laid out with a lawn and a patio immediately to the rear of the property, creating an inviting space for relaxation and entertaining.





Additional Information

Tenure: Freehold

Council Tax Band: F

Energy Performance Rating: D Current: 66 Potential: 78

Services: All mains services connected

Gas Central Heating

Flood Risk: Very low

Property construction: Standard construction

Broadband: FTTP - Fibre to the property directly.

Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (ofcom).

Mobile Signal/Coverage: No known issues, please check with your provider for further clarity.

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 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.



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

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