



1 Grove Road,

Barton on Sea, BH25 7DJ

SPENCERS
COASTAL



A well-presented detached chalet property located in a highly sought after area, just one road back from Barton on Sea clifftop. Sold with no forward chain.

The Property

Spacious and welcoming hallway providing access to all ground floor accommodation and understairs storage

Delightful bright and airy triple aspect living room with French doors leading onto the rear conservatory, which enjoys a pleasant aspect over the rear gardens.

To the rear, a modern kitchen, fitted with a good range of gloss wall, floor and drawer units with quality wood worksurfaces over.

Integral appliances include a four-ring gas hob with matching stainless-steel extractor over, microwave and single oven.

Adjacent utility room providing additional storage and garden access
To the front aspect, a ground floor double bedroom which is serviced by;

A contemporary three-piece family showeroom, comprising a large corner shower cubicle, WC and pedestal, finished with fully tiled walls and floor

£700,000







“ This home comprises flexible and versatile accommodation across two floors, comprising three double bedrooms, two bathrooms and well-proportioned living accommodation.

The Property

From the entrance hallway, stairs rise to the first-floor accommodation giving access to two generous double bedroom, both benefiting from built in wardrobes and access to the eaves storage

A three-piece family bathroom incorporating a panelled bath with mixer taps, WC and pedestal



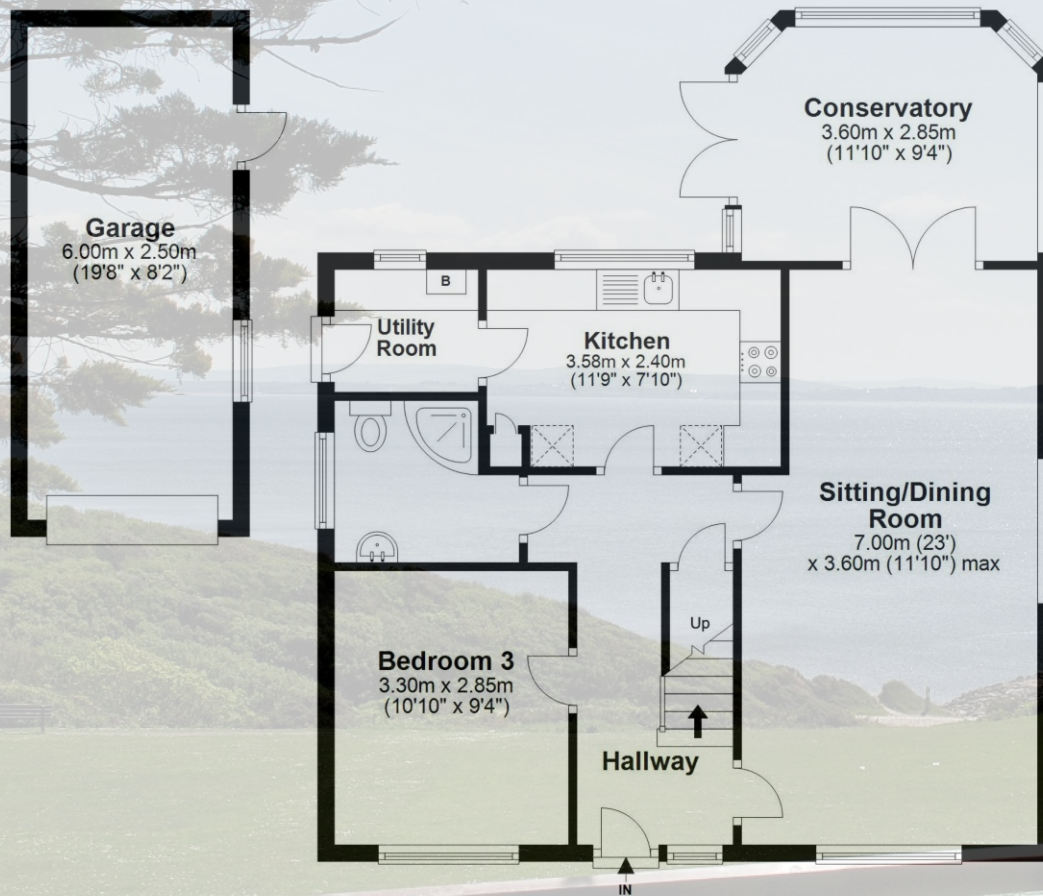
Property Video

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



FLOORPLAN

Ground Floor



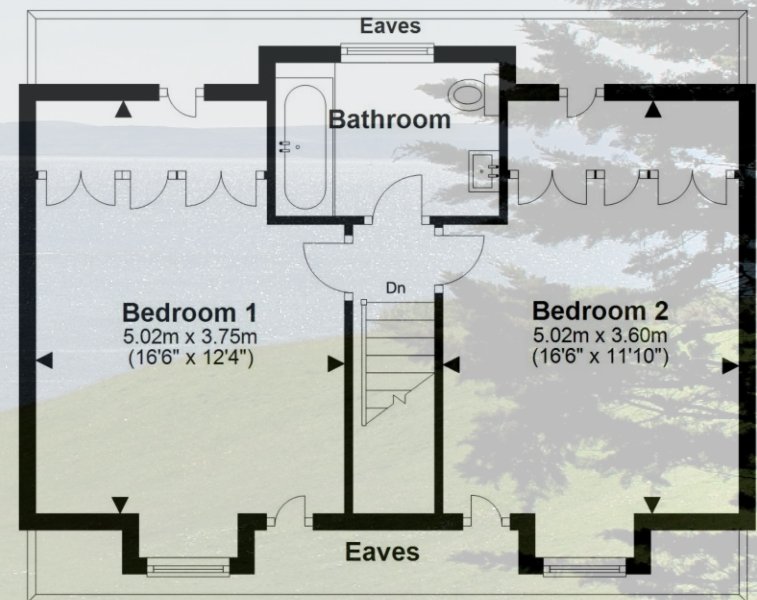
Approx Gross Internal Areas

House: 115.5 sqm / 1243.3 sqft

Garage: 15.0 sqm / 161.4 sqft

Total Approx Gross Area:
130.5 sqm/ 1404.7 sqft

First Floor





The property further benefits generous off-road parking and a detached single garage.

Outside

The property is approached via a five-bar gate with a paved driveway providing generous off-road parking and provides access to the detached single garage.

The wonderful gardens are a particular feature of this home, and are mainly laid to lawn, with mature shrubbery and closed panelled fencing creating much privacy to the front and rear gardens.

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.



Situated just a stone's throw from the clifftop

Services

Energy Performance Rating: C Current: 70 Potential: 84

All mains services connected

Points Of Interest

Barton on Sea cliff top	0.1 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:

T: 01425 205 000 E: christchurchbay@spencerscoastal.com

www.spencerscoastal.com