



5 Christchurch Bay Road

*Barton on Sea, New Milton, BH25 7NT*

SPENCERS  
COASTAL









*No Forward Chain - A well-presented detached chalet bungalow in a highly sought-after location, just one road back from the Barton on Sea clifftop (0.1 miles)*

## The Property

A spacious and welcoming hallway provides access to all ground floor accommodation and includes understairs storage.

Double casement doors open into a bright, double-aspect living room that flows into the dining room. The space features a gas fire with a stone surround, providing an inviting focal point.

The adjacent dining room offers ample space for furniture and features doors that lead into the rear conservatory, which enjoys a pleasant view of the surrounding gardens.

At the rear of the property is a good-sized kitchen with large tiled flooring, featuring a range of wall, floor, and drawer units. The worksurfaces extend to create a peninsula, providing a practical breakfast bar area. Appliances include a double oven and a four-ring halogen hob with an extractor fan above.

To the front aspect, a generously sized ground floor double bedroom offers ample space for furniture and a large range of Hammonds fitted storage, serviced by:

A three-piece family shower room features a spacious walk-in shower cubicle and a handwash basin, complemented by tiled floors and walls. The WC is located in an adjacent room.

**£750,000**











*This versatile home features flexible accommodation over two floors, including three double bedrooms, two bathrooms, and spacious living areas*

### The Property Continued ...

From the entrance hallway, stairs lead to a first-floor part-galleried landing that provides access to two double bedrooms. One bedroom opens into a storage room, while the other features wall-to-wall Hammonds built-in wardrobes.

Also on the first floor is a well-proportioned three-piece family shower room, featuring a spacious corner shower, WC, and a handwash basin with built-in storage, all complemented by fully tiled walls.



### Property Video

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



### 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.

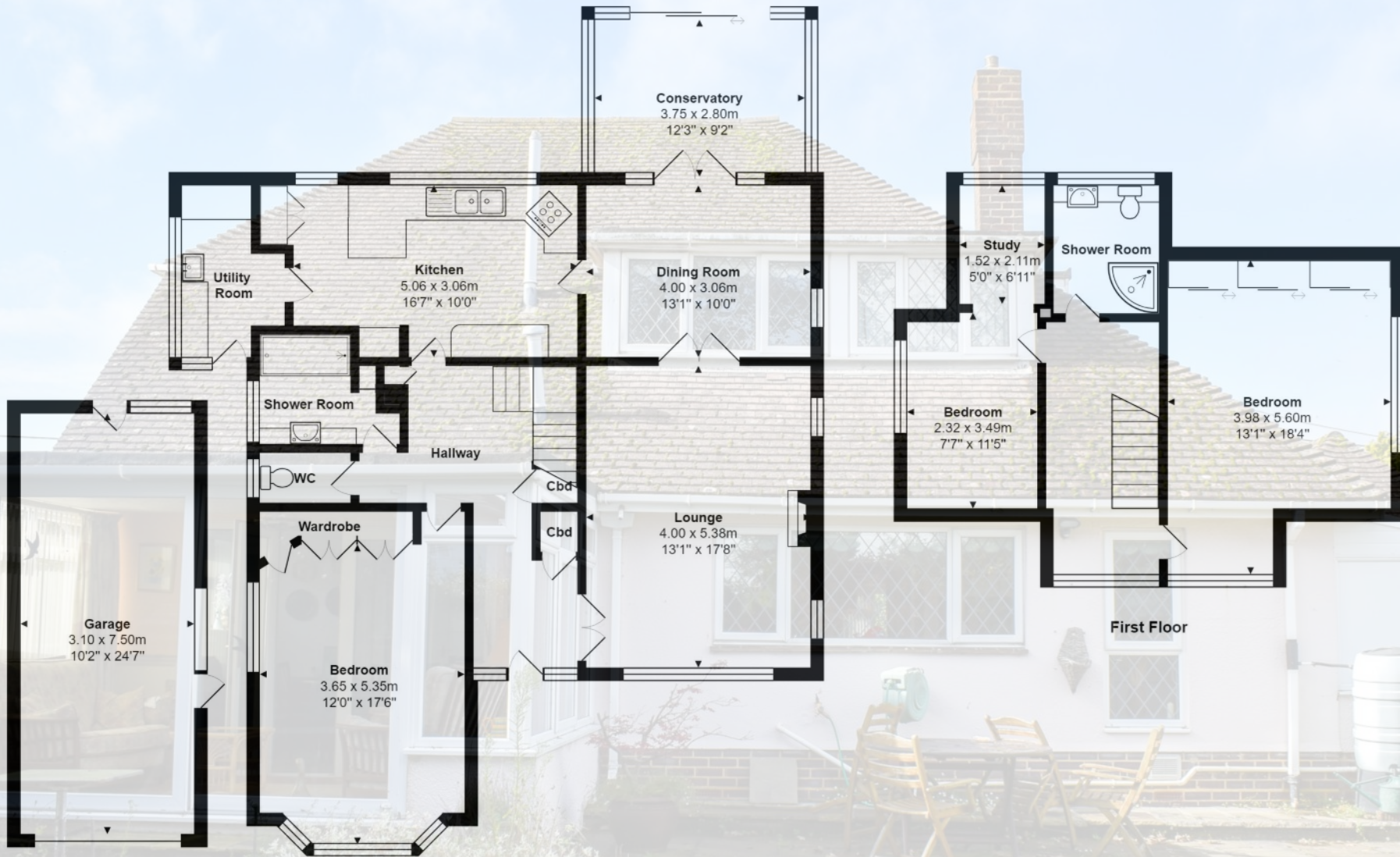












Ground Floor



Total Area: 180.1 m<sup>2</sup> ... 1938 ft<sup>2</sup>

All measurements are approximate and for display purposes only





*Additional benefits include generous off-road parking and a detached single garage*

## Outside

The property is accessed via a sweeping gravel driveway, providing ample off-road parking for several vehicles and leading to the detached single garage.

The delightful gardens are a standout feature, predominantly laid to lawn, with mature shrubbery and close-panel fencing that ensures privacy.

Additionally, there is a generously sized patio adjacent to the rear of the property.

## Services

Energy Performance Rating: E Current: 43 Potential: 77

Council Tax Band: F

Tenure: Freehold

All mains services are connected to the property

Broadband: Cable broadband

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

Barton on Sea Cliff Top	0.1 Miles
The Cliff House Restaurant	0.3 Miles
Pebble Beach Restaurant	0.6 Miles
Chewton Glen Hotel & Spa	0.9 Miles
Durlston Court School	1.1 Miles
Ballard School	2.3 Miles
Tesco Superstore	2.0 Miles
New Milton Centre and Train Station	1.8 Miles
New Forest	5.0 Miles
Bournemouth Airport	12.3 Miles
Bournemouth Centre	13.5 Miles
London (1 hour 45 mins by train)	110 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](mailto:highcliffe@spencersproperty.co.uk)

[www.spencersproperty.co.uk](http://www.spencersproperty.co.uk)