



1 First Marine Avenue

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

SPENCERS  
COASTAL





*A large, detached chalet-style bungalow set within generous gardens, superbly located just behind the front row of Barton on Sea's cliff top and beach, within walking distance of nearby amenities*

## The Property

Welcoming entrance hallway providing access to all ground floor accommodation and a cloaks cupboard.

Double casement doors open into a generously sized living area, offering a bright and airy double aspect with French doors opening to the gardens and a sliding door granting access to the conservatory.

Adjacent, a particular feature of this home is the excellent kitchen/dining room with large, tiled flooring throughout, comprising a good range of cream wall, floor, and drawer units with contrasting work surfaces and under-unit lighting. The island unit creates a useful breakfast bar, and French doors open to the rear gardens.

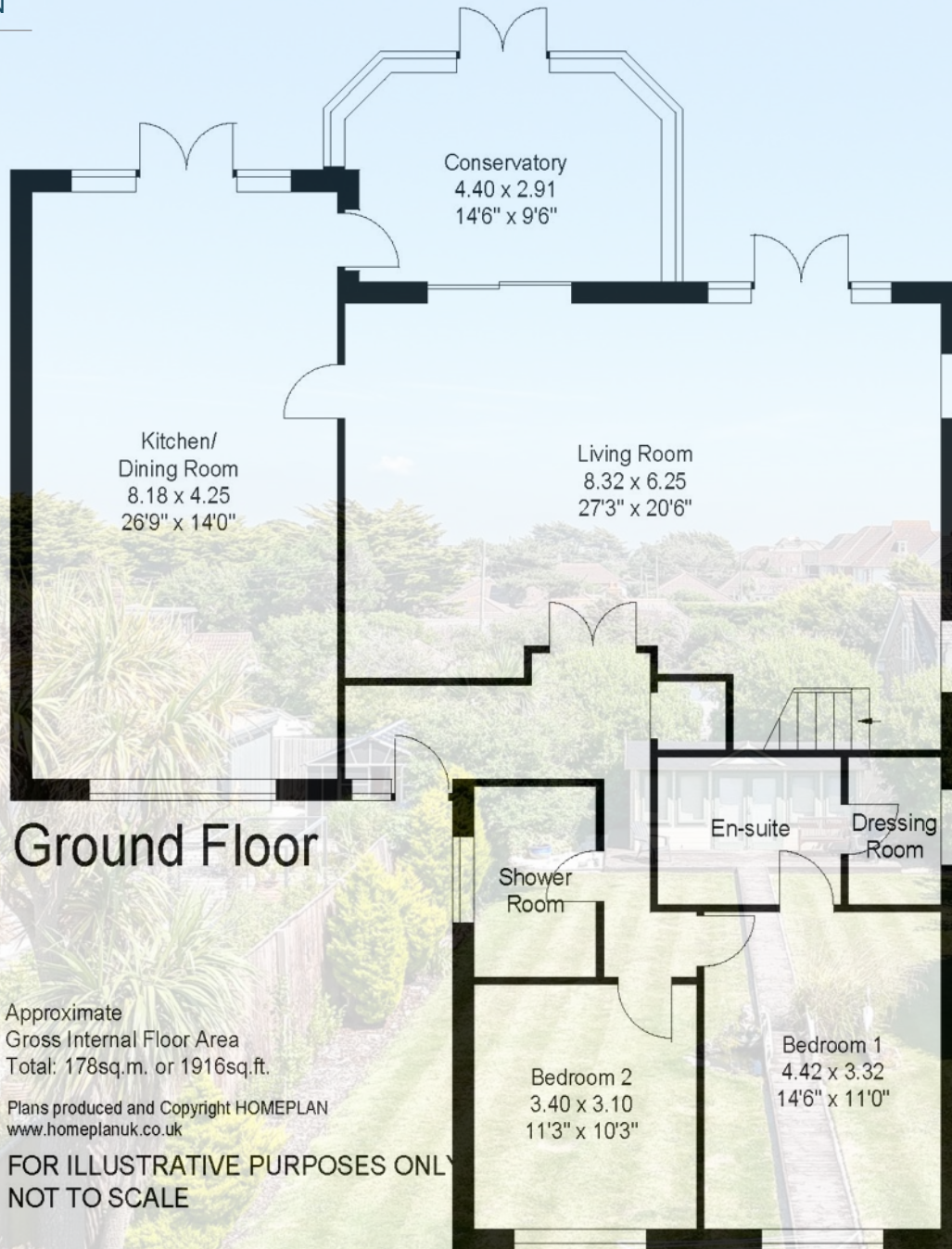
Integrated appliances include an American style fridge/freezer, Range style oven with extractor fan over, washer/dryer and dishwasher.



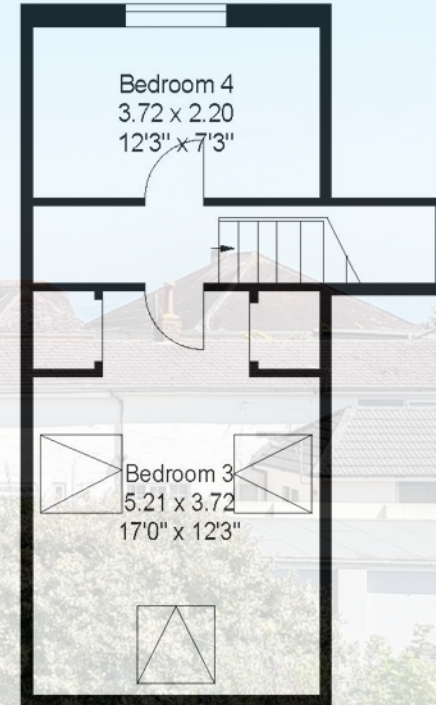
**£899,950**



# FLOOR PLAN



## Ground Floor



## First Floor

Approximate  
Gross Internal Floor Area  
Total: 178sq.m. or 1916sq.ft.

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NOT TO SCALE



*The property offers extensive and versatile modern accommodation, featuring a stunning open-plan kitchen, four bedrooms, and two bathrooms*

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## The Property Continued . . .

To the front of the property are two generous double bedrooms with ample space for storage and furniture, serviced by a contemporary three-piece shower room, featuring a walk-in shower and fully tiled walls and floors.

The primary bedroom further benefits from a luxurious, well-proportioned en-suite comprising a white panelled bath with shower attachment and inset lighting, and has an opening into the dressing room

From the living room, stairs rise to the first-floor accommodation, with bedroom three offering useful storage cupboards and Velux windows providing sea glimpses, and bedroom four offering potential to be utilised as a dressing room or converted to an en-suite.



## Property Video

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





*Additionally, the property provides ample off-road parking for several vehicles*

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## Grounds & Gardens

The property is approached via a block-paved driveway, providing parking for several vehicles, with side access leading to the rear gardens.

The rear gardens are a standout feature, offering a large expanse of lawn bordered by enclosed board fencing and mature shrubbery for a high degree of privacy. A large decking area stretches across the rear of the property, providing an ideal space for indoor-to-outdoor dining.

At the rear of the gardens is a large summer house, ideally situated to benefit from the westerly aspect and suitable for use as a garden office.



## The Situation

Barton on Sea is a quiet residential area in a stunning coastal setting with beach and cliff-top 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 cliff-top restaurants and Barton on Sea Golf Club, a 27-hole cliff-top 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.



## Services

Energy Performance Rating: C Current: 73 Potential: 81  
Council Tax Band: F  
Tenure: Freehold

All mains services connected

## Points Of Interest

Barton on Sea Cliff Top	0.4 Miles
The Cliff House Restaurant	0.7 Miles
Pebble Beach Restaurant	0.4 Miles
Chewton Glen Hotel & Spa	1.3 Miles
Durlston Court School	1.0 Miles
Ballard School	2.0 Miles
Tesco Superstore	1.6 Miles
New Milton Centre & Train Station	1.3 Miles
New Forest	4.5 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	14.0 Miles
London (1 hour 45 minutes by train)	110 Miles

## 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.



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

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