

16 Atkinson Close

Barton on Sea, New Milton, BH25 7FF

SPENCERS







An attractive three-bedroom home situated in a quiet residential close in Barton on Sea, offering well-proportioned accommodation, a private rear garden and the added benefit of a garage.

The Property

The entrance hall provides access to the principal ground-floor accommodation, with stairs rising to the first floor and a useful cloakroom positioned nearby.

The kitchen is fitted with a range of timber-fronted units, work surfaces and integrated cooking appliances, with additional space for further appliances and a pleasant outlook to the front.

The sitting/dining room is a particularly generous and versatile reception space, offering ample room for both living and dining furniture. A feature fireplace provides a natural focal point, while glazed doors open directly into the conservatory.

The conservatory provides an excellent additional reception area, enjoying plenty of natural light and direct access onto the rear garden.

On the first floor, the principal bedroom is a good-sized double room with fitted storage and en suite shower room.

Bedroom two is another well-proportioned double bedroom, while bedroom three provides an ideal single bedroom, study or home office.

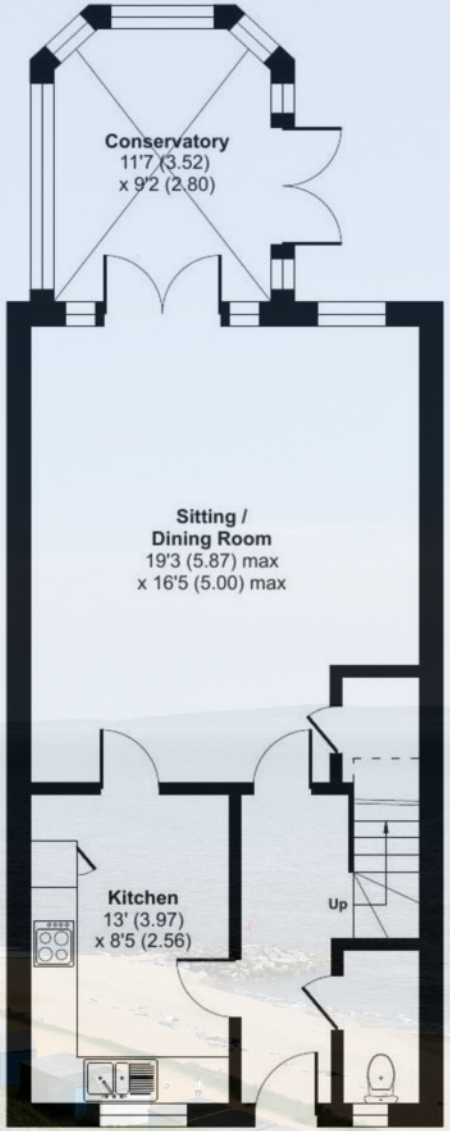
The first floor is further served by a family bathroom.

OIEO £350,000

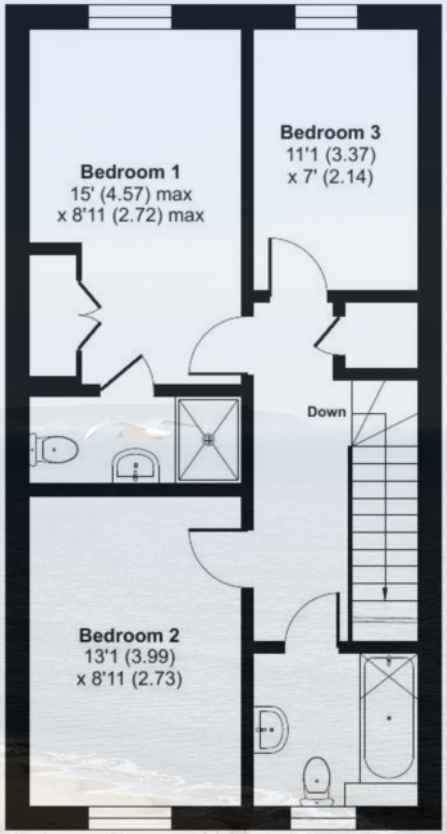
3 1 2

FLOOR PLAN

Approximate Area = 1187 sq ft / 110.2 sq m
Garage = 182 sq ft / 16.9 sq m
Total = 1369 sq ft / 127.1 sq m
For identification only - Not to scale

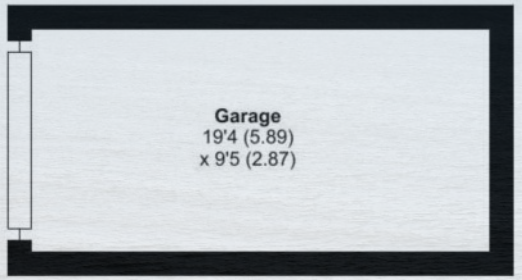


GROUND FLOOR



FIRST FLOOR





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 fitments, 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.

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026. Produced for Spencers of the New Forest Ltd. REF: 1510143



















The property is conveniently placed for local amenities, coastal walks and the clifftop, while New Milton town centre and mainline railway station are also within easy reach.

Grounds & Gardens

Outside, the rear garden is enclosed and offers a good degree of privacy, with paved seating areas, established planting and direct access from the conservatory, creating a pleasant space for outdoor dining and entertaining.

A separate garage provides useful parking and storage, while the property itself forms part of an attractive established development.

Additional Information

Tenure: Freehold
Council Tax Band: E
Energy Performance Rating: C Current: 72 Potential: 79

All mains services connected
Heating: Gas central heating
Property Construction: Traditional brick and block

Flood Risk: Very low

Ultrafast broadband with speeds of up to 1800 Mbps is available at the property (Ofcom).

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

Parking: Garage & communal parking





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.

Points of Interest

Barton on Sea Cliff Top	0.9 miles
Beachcomber Cafe	0.9 miles
Pebble Beach	0.9 miles
Tesco Superstore	1.0 miles
The Arnewood School	1.1 miles
New Milton Centre and Train Station	1.2 miles
Cliff House	1.3 miles
Chewton Glen Hotel & Spa	1.5 miles
Christchurch	6.6 miles
Bournemouth Airport	10.7 miles
Bournemouth	14.8 miles
London	97.8 miles



For more information or to arrange a viewing please contact us:
A: 368-370 Lymington Road, Highcliffe, BH23 5EZ
T: 01425 205 000 **E:** highcliffe@spencersproperty.co.uk

www.spencersproperty.co.uk