

17 Christchurch Bay Road

Barton on Sea, BH25 7NU

SPENCERS
COASTAL







A beautifully presented and deceptively spacious chalet-style residence, enviably positioned just moments from Barton-on-Sea's stunning cliff top and within easy reach of local amenities. Enjoying sea glimpses and offering stylish, versatile accommodation throughout, this impressive home features three generous double bedrooms, each with its own en-suite.

The Property

The welcoming entrance hall provides access to all principal ground-floor accommodation and benefits from useful understairs storage and a cloak cupboard.

Situated at the front of the property, the attractive double-aspect sitting room is flooded with natural light from a large bay window and features an electric flame-effect fire, creating a charming focal point. A glass casement sliding door leads seamlessly into the kitchen, enhancing the flow of the living space.

Forming the heart of the home is the superb open-plan kitchen/dining room, designed for modern family living and entertaining. The kitchen is fitted with an extensive range of contemporary gloss wall, base and drawer units complemented by stylish work surfaces. A peninsula unit provides a practical breakfast bar while subtly defining the kitchen and dining areas. Integrated appliances include an induction hob with extractor hood over and a dishwasher, with space provided for an American-style fridge freezer. The kitchen/dining room leads through to the conservatory.

OIEO £650,000

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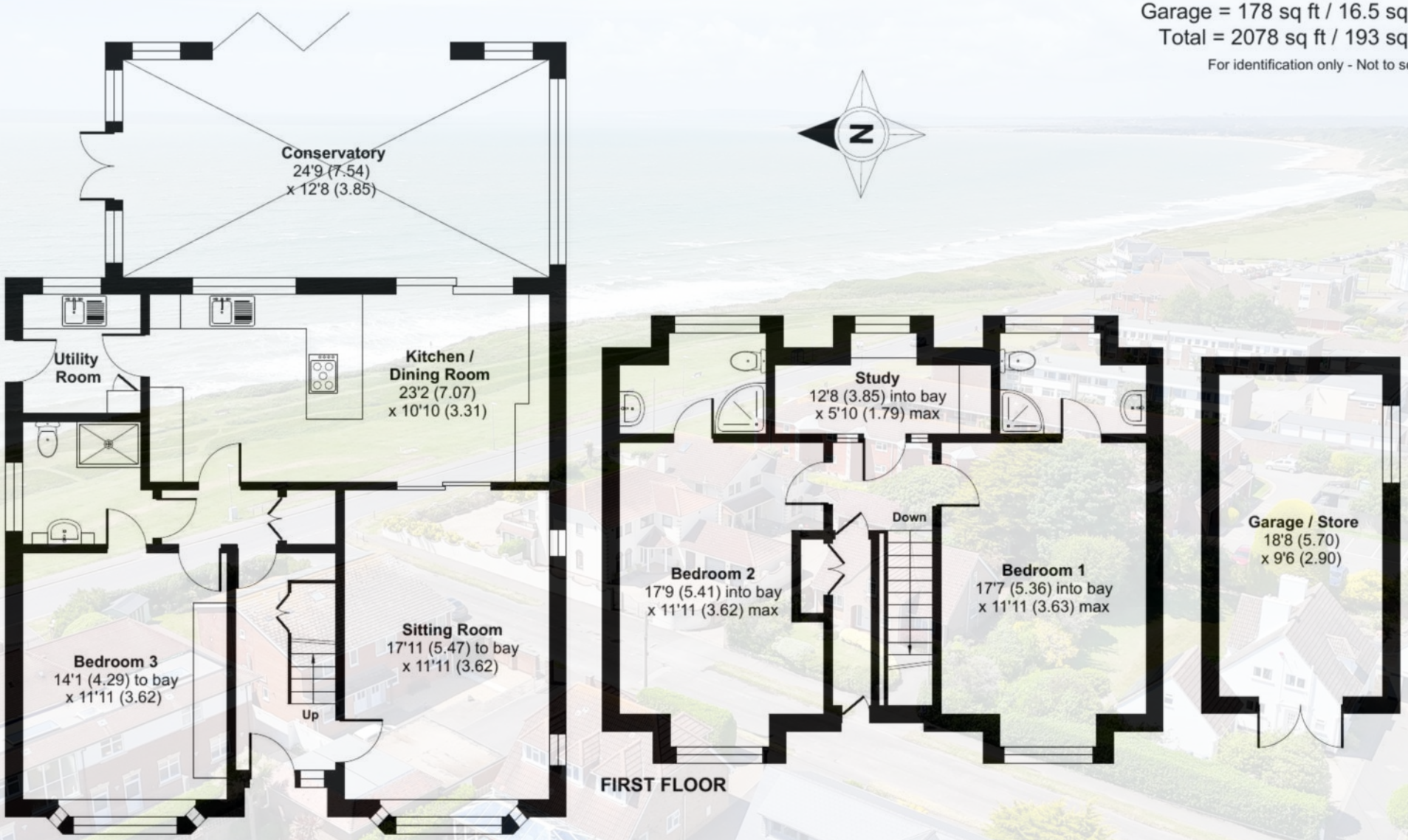






FLOOR PLAN

Approximate Area = 1900 sq ft / 176.5 sq m
Garage = 178 sq ft / 16.5 sq m
Total = 2078 sq ft / 193 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Occupying a low-maintenance plot, the property further benefits from ample off-road parking and a garage.

The Property Continued…

Spanning an impressive 24'9", the large conservatory looks out onto the rear garden and benefits from both French doors and tri-folding doors opening directly onto the patio, making it an ideal space for year-round enjoyment.

Adjacent to the kitchen is a useful utility room offering space and plumbing for additional appliances, together with convenient side access to the driveway and garage.

Also on the ground floor is a well-proportioned guest bedroom suite, offering ample space for furniture and storage. This room is served by a contemporary en-suite shower room featuring a large walk-in shower, wash hand basin, large heated towel rail, fully tiled walls and WC.

The first floor provides two further generously sized double bedrooms, both offering excellent storage potential and each benefiting from a modern en-suite shower room comprising a walk-in shower, WC, wash hand basin and heated towel rail, complemented by fully tiled walls and flooring.

Completing the first-floor accommodation is a separate room currently utilised as a home office, complete with built-in storage, offering flexibility for a variety of uses.











Grounds & Gardens

The property is approached via a tarmac driveway leading to the garage and providing ample off-road parking for several vehicles. Side access leads through to the rear garden.

Designed with ease of maintenance in mind, the rear garden features an attractive resin-bound terrace bordered by mature hedging, providing a high degree of privacy. This delightful outdoor space offers the perfect setting for al fresco dining, entertaining or simply relaxing in peaceful surroundings.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: C Current: 73 Potential: 83

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Broadband: FTTP - Fibre to the property directly.
Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

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

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.





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 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	0.1 miles
Cliff House	0.2 miles
Beachcomber	0.3 miles
Pebble Beach	0.2 miles
Chewton Glen Hotel & Spa	1.1 miles
The Arnewood School	1.3 miles
New Milton Centre and Train Station	1.6 miles
Tesco Superstore	1.8 miles
Christchurch	5.8 miles
Bournemouth Airport	9.6 miles
Bournemouth	12.4 miles
London	102 miles



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