

21 Beach Avenue

Barton on Sea, New Milton, BH25 7EH

SPENCERS



21 BEACH AVENUE

BARTON ON SEA

A substantial five bedroom detached home occupying a sought-after position on Beach Avenue in Barton on Sea, offering approximately 2,576 sq ft of versatile accommodation arranged over three floors. The house combines generous room proportions with stylish, well-presented interiors and a layout particularly well suited to modern family life. Highlights include an impressive kitchen/dining room, a bright garden room, multiple reception spaces and a selection of well-appointed bath and shower rooms.

To the rear is a particularly attractive south-facing garden, while upper-floor rooms also enjoy glimpses towards the sea.

Guide Price £945,000

5 3 4





The Property

The house is approached through an entrance porch, opening into a spacious and welcoming reception hall. Timber-effect flooring, contemporary radiators and the pure oak staircase with glazed balustrading give the entrance a smart, modern feel and set the tone for the rest of the accommodation.

To the front is a generous sitting room, comfortably arranged with substantial seating and centred around a feature fireplace. A door connects through to the rear garden room, allowing the two spaces to work especially well together when entertaining.

Across the hall is a further reception room, presently arranged as a gym. This is an excellent flexible space which could readily serve as a formal dining room, home office, playroom or snug depending on requirements.

The kitchen/dining room is one of the real focal points of the house. Fitted in a contemporary style, the kitchen features sleek cabinetry beneath pale work surfaces, complemented by a substantial breakfast bar with seating for four. A large stainless-steel range cooker with matching extractor forms a strong focal point, while the generous preparation space and open shelving add both practicality and character. There is ample room for a full-size dining table, creating a sociable space equally suited to everyday family life or entertaining.

The kitchen opens directly into the impressive garden room, where extensive glazing on two sides draws in excellent natural light and gives a wonderful outlook across the rear garden. Currently arranged as an additional dining and relaxation space, it offers a superb connection between the house and garden.

A ground-floor cloakroom completes the accommodation on this level.





The Property Continued…

On the first floor are three bedrooms, including a particularly spacious principal bedroom. The principal room is beautifully presented, with a feature timber-effect wall, fitted wardrobes and a large bay-style window bringing in plenty of natural light.

The remaining bedrooms on this floor are also well proportioned and offer excellent flexibility for family, guests or home working. A separate laundry room is an especially useful feature, fitted with a good range of storage cupboards, timber work surface and sink.

The main bathroom has been finished in a smart contemporary style, with large-format neutral tiling, a panelled bath and separate glazed shower enclosure. A wall-mounted vanity unit, chrome fittings, heated towel rail and inset lighting complete the suite and give the room a clean, modern finish.

There is also a separate shower room on this floor, again finished with contemporary tiling and fitted with a large walk-in style shower enclosure, vanity basin and modern chrome fittings.

The second floor provides two further generous bedrooms, both offering excellent space and flexibility. One is currently arranged with both sleeping and seating areas, while the other lends itself equally well to use as a bedroom, guest suite or home office.

The shower rooms on this level are neatly finished, with glazed shower enclosures, tiled walls, contemporary sanitaryware and rooflights bringing in additional natural light.








HUSTLE



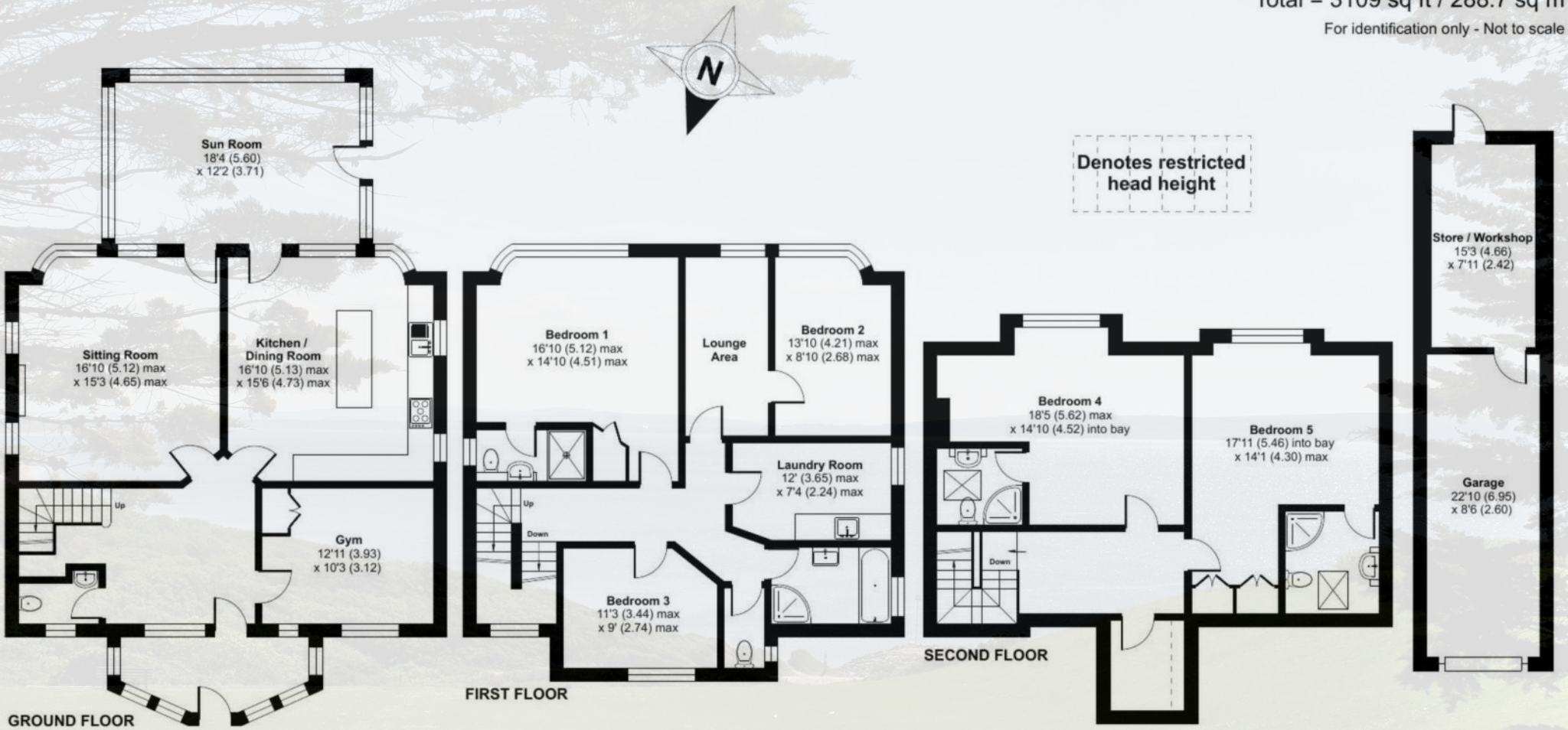






FLOOR PLAN

Approximate Area = 2781 sq ft / 258.3 sq m
Limited Use Area(s) = 9 sq ft / 0.8 sq m
Garage = 319 sq ft / 29.6 sq m
Total = 3109 sq ft / 288.7 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. Produced for Spencers of the New Forest Ltd. REF: 1526814







Grounds & Gardens

The south-facing rear garden is a particularly appealing feature, with a broad lawn, established planting and ample space for outdoor seating and entertaining. In addition to the sun room adjoining the house, there is a further garden building positioned towards the rear of the garden, ideal for use as a garden room, hobby space or additional storage.

A substantial detached garage building also provides a full-length garage together with a separate store/workshop, giving excellent practical and ancillary space.

Additional Information

Tenure: Freehold
Council Tax Band: F
Energy Performance Rating: C Current: 73 Potential: 77

All mains services connected
Heating: Gas central heating

Property Construction: Traditional brick and block
Flood Risk: Very low
Parking: Driveway

Broadband: FTTP - Fibre to the property directly.

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 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

Tesco Superstore	1.7 miles
Barton on Sea Cliff Top	0.3 miles
New Milton Centre and Train Station	2.4 miles
Pebble Beach Restaurant	0.3 miles
The Cliff House Restaurant	0.6 miles
Chewton Glen Hotel & Spa	1.5 miles
Highcliffe	2.5 miles
Bournemouth Airport	10.0 miles
Bournemouth Centre	14.1 miles
London	102 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