

1 Strollers Reach

6 Barton Common Road, Barton on Sea, New Milton, BH25 5PR

SPENCERS







A modern two-bedroom ground floor apartment within a purpose-built development, situated in a peaceful location on one of Barton on Sea's most sought-after roads, just moments from the cliff top and beach.

The Property

The apartment offers approximately 950 sq ft of well-designed and beautifully presented accommodation. A spacious and welcoming entrance hall creates an immediate sense of space and provides access to a large storage and utility cupboard, offering excellent everyday practicality.

At the centre of the home is a superb open-plan kitchen and reception room, finished with engineered hard flooring throughout. The contemporary kitchen is fitted with an extensive range of high-quality integrated appliances, including a full-size dishwasher, separate fridge and freezer, as well as a built-in oven and microwave. A selection of neutral wall and base units provides ample storage, while a centrally positioned island offers generous preparation space, casual dining, and a natural separation between the kitchen and living areas.

The reception area is particularly spacious and ideal for both entertaining and everyday living. Large windows allow an abundance of natural light to fill the room, creating a bright and airy atmosphere. Double doors open directly onto a south-facing patio area, seamlessly connecting the indoor and outdoor spaces and enjoying delightful views across the extensive communal gardens.

OIEO £500,000

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The Property Continued…

Both bedrooms are generous double rooms, complete with fitted carpets and shutters. The principal bedroom benefits from a stylish en-suite bathroom featuring a large walk-in shower, separate WC, and contemporary tiling and finishes.

The accommodation is further complemented by a well-appointed family bathroom comprising a generously sized bath, wall-mounted WC, and wash basin, enhanced by modern panelling and hard flooring for a sleek and contemporary appearance.





FLOOR PLAN

Approximate Area = 959 sq ft / 89 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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Additional Information

Tenure: Share of freehold
Lease Term: 125 years from 1st January 2018
Lease Term Remaining: 116 years
Maintenance charge: £3,830 per annum

Council Tax Band: E
Energy Performance Rating: B Current: 85 Potential: 85

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Broadband: Mobile - Via 5G network to provide internet to the property Superfast broadband with speeds of up 30 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: The vendors have advised the property has restricted coverage if not on WiFi.

Parking: Two allocated parking spaces along with communal parking.













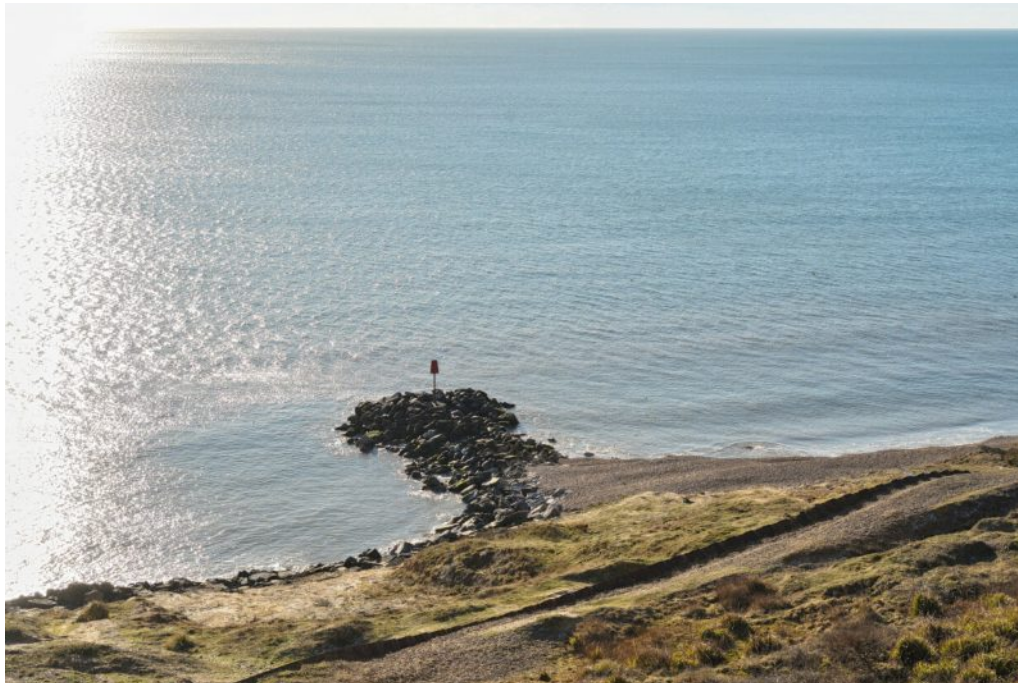
Grounds & Gardens

The apartment forms part of an exclusive gated development, accessed via a private driveway leading to the residents' parking area. The property benefits from two allocated parking spaces, including one covered carport.

Surrounded by beautifully landscaped communal grounds, the development enjoys a peaceful and attractive setting. Three circular seating areas are thoughtfully positioned throughout the gardens, providing ideal spaces for outdoor entertaining, socialising, or simply relaxing. Residents also benefit from access to a large communal storage shed, offering additional practical convenience.

Points of Interest

Durlston Court School	0.6 Miles
Barton on Sea Cliff Top	0.8 Miles
Pebble Beach Restaurant	0.9 Miles
The Cliff House Restaurant	1.2 Miles
Tesco Superstore	1.4 Miles
New Milton Town Centre & Train Station	1.5 Miles
New Forest National Park	3.7 Miles
Bournemouth Airport	10.6 Miles
Bournemouth Centre	12.3 Miles
London	103 Miles





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.

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.



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