

2 Grove Gardens

Barton on Sea, New Milton, BH25 7HJ

SPENCERS







An immensely spacious two bedroom ground floor apartment, ideally situated just a short stroll from Barton-on-Sea's stunning clifftop and beach, as well as the beautiful open space of Long Meadow. Offering well-balanced accommodation, attractive communal gardens, a private south-facing patio area and the added benefit of a garage.

The Property

The apartment forms part of a well-maintained development of just four residences, creating an exclusive and peaceful setting. A secure communal entrance with video entry system leads to the apartment, where a welcoming entrance hall provides useful built-in storage.

The impressive sitting/dining room is a particular highlight, offering an abundance of space for both relaxing and entertaining while enjoying a bright southerly aspect. Double doors provide direct access to a sunny patio, which forms part of the attractive communal gardens and creates an ideal spot for outdoor seating.

The well-appointed kitchen is fitted with an extensive range of units and integrated appliances, providing both practicality and ample workspace for everyday living.

Both double bedrooms are generously sized, with the principal bedroom featuring an extensive range of fitted wardrobes together with the luxury of an en-suite shower room. A separate family bathroom serves the second bedroom and guests alike.

£300,000

2 1 2











FLOOR PLAN

Approximate Area = 1026 sq ft / 95.3 sq m
Garage = 162 sq ft / 15 sq m
Total = 1188 sq ft / 110.3 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition,
Incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2026.
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Offered with a share of the freehold and no onward chain, this is excellently suited for those seeking to downsize, first-time buyers, second home users or investors alike in a highly desirable location.

Grounds & Gardens

The beautifully maintained communal gardens extend to both the front and rear of the building, with the south-facing patio offering a wonderful place to enjoy the sunshine. The property also benefits from a detached garage with power, an electric up-and-over door and a pitched roof providing additional storage potential.

Combining spacious accommodation, excellent outside space and an enviable coastal location, this chain-free apartment presents a fantastic opportunity for those looking to enjoy life by the sea.

Points of Interest

Barton on Sea Cliff Top	0.3 miles
Beachcomber	0.3 miles
Pebble Beach	0.3 miles
Cliff House	0.7 miles
Chewton Glen Hotel & Spa	1.4 miles
The Arnewood School	1.5 miles
Tesco Superstore	1.5 miles
New Milton Centre and Train Station	1.7 miles
Christchurch	6.1 miles
Bournemouth Airport	9.9 miles
Bournemouth	14.1 miles
London	101 miles





Additional Information

Tenure: Share of freehold
Lease Term: 125 years from 25th March 2004
Lease Term Remaining: 102 years
Management Fee: £2,555 per annum

Council Tax Band: C
Energy Performance Rating: C Current: 80 Potential: 80
Flood Risk: Very low

All mains services connected
Heating: Gas central heating

Ultrafast broadband with speeds of up to 5500 Mbps is available at the property (Ofcom).

Mobile Signal/Coverage: The vendors have advised that signal can be limited with a mobile. If on the WiFi then all works fine.

Parking: Garage & communal parking.





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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