

11 Marine Drive West

Barton on Sea, BH25 7QH

SPENCERS
COASTAL



11 MARINE DRIVE WEST

BARTON ON SEA

A characterful and beautifully presented home, superbly positioned on the Barton on Sea cliff top, offering panoramic vistas across Christchurch Bay to the Isle of Wight. This exceptional property combines timeless charm with sympathetic modernisation, providing generous accommodation of approximately 2,723 sq ft.

Set within a substantial plot, the home includes private gardens and a detached garage, accessed via a sweeping carriage-style driveway.

Guide Price £1,250,000

4 4 4











The Property

The property is approached via an entrance porch, leading into a grand entrance hallway with access to all principal rooms, including an under-stairs WC and an elegant turned staircase ascending to the first floor.

To the left, a spacious living room stretches from front to rear, enhanced by a bright triple aspect and featuring a central fireplace as a striking focal point. French doors open into the rear conservatory, offering delightful views over the garden.

At the front of the property, a generously proportioned dining room provides ample space for formal entertaining and connects seamlessly to a cosy snug room.

The rear of the home includes a substantial kitchen/dining area, fitted with a stylish range of shaker-style wall, floor, and drawer units, complemented by quality stone work surfaces and a peninsula breakfast bar. Appliances include a double oven, four-ring electric hob with extractor, and dishwasher. From the kitchen, there is access to a utility room, secondary WC, and a large pantry cupboard.

Upstairs, four spacious bedrooms offer comfortable accommodation, two of which feature en-suite facilities. The family bathroom comprises a panelled bath with shower attachment, WC, and hand wash basin, finished with partially tiled walls and flooring.

The principal bedroom includes a large walk-in wardrobe and sliding doors opening onto a south-facing balcony with composite decking and contemporary glass balustrade, providing uninterrupted coastal views. This suite also has a four-piece en-suite with a panelled bath, separate shower cubicle, and feature tiled walls.








A MEAL
WITHOUT
WINE
IS CALLED
BREAKFAST

Approximate Area = 2723 sq ft / 253 sq m
Garage = 215 sq ft / 19.9 sq m
Total = 2938 sq ft / 272.9 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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Grounds & Gardens

The property is approached via wrought iron electric gates onto a sweeping carriage-style driveway, leading to a block-paved parking area and a detached garage.

The rear gardens feature a large lawn bordered by mature shrubs, hedging, and enclosed fencing for privacy. A substantial patio area at the rear of the house is ideal for alfresco dining, while a summer house at the far end of the garden enjoys an excellent aspect for all-day sunshine.

Additional Information

Tenure: Freehold
Council Tax Band: G
Energy Performance Rating: E Current: 51 Potential: 68

All mains services connected
Heating: Gas central heating

Flood Risk: Very low

Broadband: ADSL Copper-based phone landline
Ultrafast broadband with speeds of up to 1000 Mbps is available at the property (Ofcom).

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

The property also has an Electric Vehicle (EV) charging point installed.





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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