

Flat 6 Greenside Court

54 Marine Drive West, Barton on Sea, New Milton, BH25 7DX

SPENCERS













An exceptional split-level coastal maisonette, offered chain free and enjoying far-reaching views across Barton on Sea Golf Course towards the Isle of Wight. Set within a well-maintained development on Barton on Sea clifftop, this impressive home offers bright and generously proportioned accommodation arranged over two floors, together with a private terrace, communal gardens and allocated parking.

The Property

A welcoming entrance hall provides access to the ground floor accommodation, including a generous double bedroom and a contemporary bathroom, creating an ideal arrangement for guests or visiting family. From here, the accommodation flows through to the principal living space, where the property's elevated position and striking outlook are immediately apparent.

The open plan living/dining room is a superb feature of the home, enjoying excellent natural light through extensive full-width glazing and offering ample space for both seating and dining areas. This impressive room opens directly onto a private terrace, perfectly positioned to take full advantage of the uninterrupted views across the golf course, coastline and towards the Isle of Wight beyond.

The kitchen is well arranged and provides a range of fitted units with useful work surface space, together with an adjoining utility area, offering further storage and space for appliances.

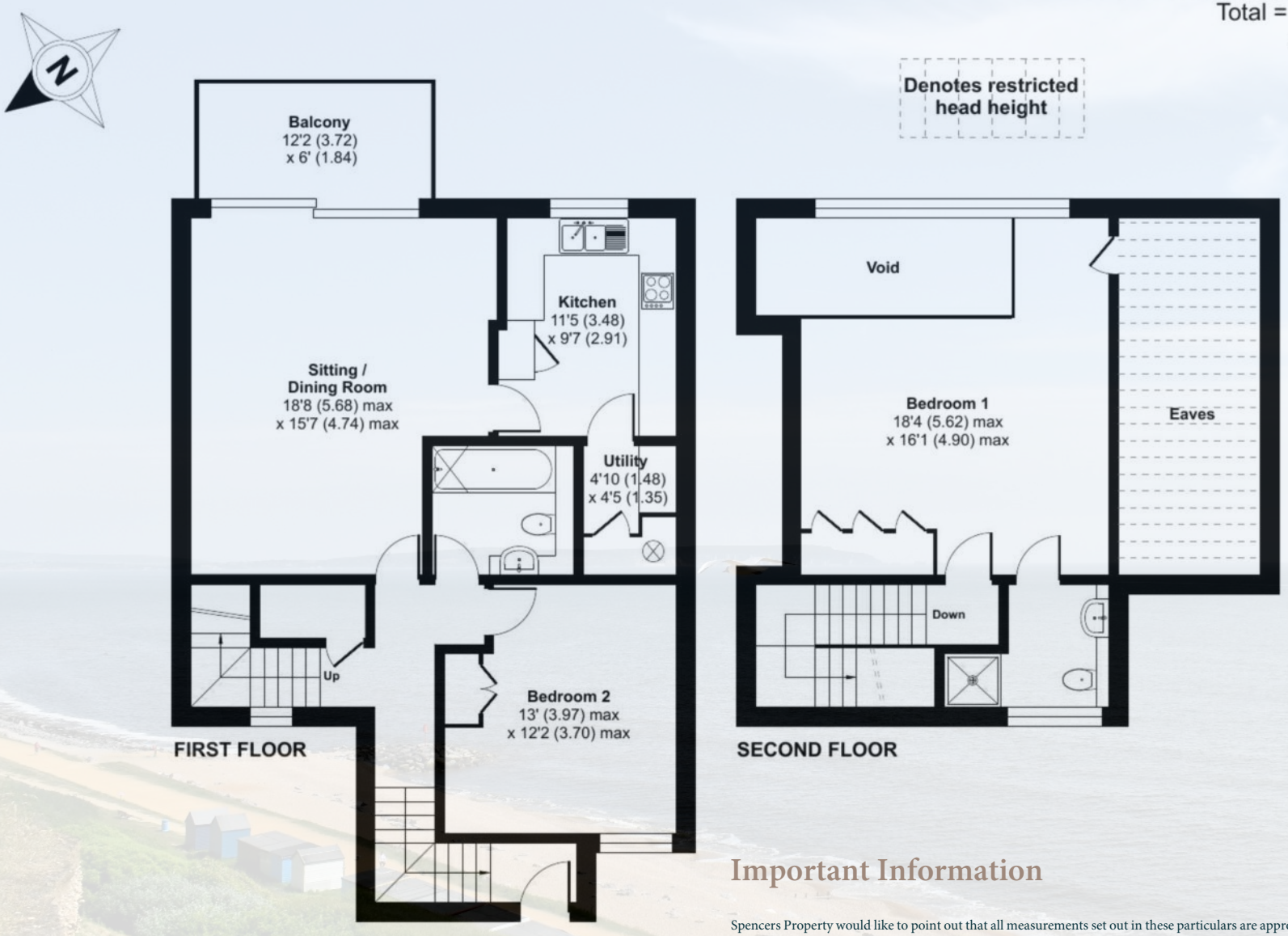
A galleried upper landing overlooks the living space below and enhances the sense of light and openness throughout the home. The principal bedroom is an excellent size, benefiting from ample space for furnishings and storage, together with a modern en suite bathroom.

£450,000

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FLOOR PLAN

Approximate Area = 1157 sq ft / 107.4 sq m (excludes void)
Limited Use Area(s) = 148 sq ft / 13.7 sq m
Total = 1305 sq ft / 121.1 sq m
For identification only - Not to scale



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.

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: 1487136













Grounds & Gardens

Externally, the property is set within well-tended communal gardens and benefits from an allocated carport with additional covered storage, together with further residents' parking.

The private terrace provides a wonderful outdoor seating area and is undoubtedly one of the home's standout features, enjoying a superb outlook across the adjoining golf course and towards the Solent.

Additional Information

Tenure: Share of Freehold
Lease Term: 125 years from 28th September 1992
Lease Term Remaining: 91 years
Ground Rent: Nil
Service Charge: £2,500 per annum

Council Tax Band: F
Energy Performance Rating: C Current: 78 Potential: 79
Flood Risk: Very low

Property construction: Traditional brick and block

All mains services connected
Heating: Gas central heating

Broadband: Cable
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.





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	0.0 Miles
The Cliff House Restaurant	0.4 Miles
Pebble Beach Restaurant	0.2 Miles
Chewton Glen Hotel & Spa	1.2 Miles
Durlston Court School	0.8 Miles
Ballard School	2.1 Miles
The Arnewood School	1.3 Miles
Tesco Superstore	1.5 Miles
New Milton Centre and train station	1.6 Miles
New Forest	4.9 Miles
Bournemouth Airport	12.0 Miles
Bournemouth Centre	9.0 Miles
London (1 hour 45 mins by train)	110 Miles



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