

3 Southlands

73 Barton Court Avenue, Barton on Sea, BH25 7ET

SPENCERS COASTAL







Presenting an impeccably maintained four double bedroom chalet-style family home, build in 2006 and meticulously cared for over the years

The Property

Upon entry, you're greeted by a welcoming entrance hall adorned with solid wood flooring and a glazed door leading to the hallway. The hallway extends the elegance of the wood flooring, flowing seamlessly into utility and all the way to the open plan kitchen/diner/lounge.

The sitting/dining area enjoys a sunny southern aspect and boasts a striking stone fireplace with an inset electric fire, perfect for cozy gatherings. Adorned with ample space for seating, it also connects gracefully to both the dining area and conservatory via double French doors.

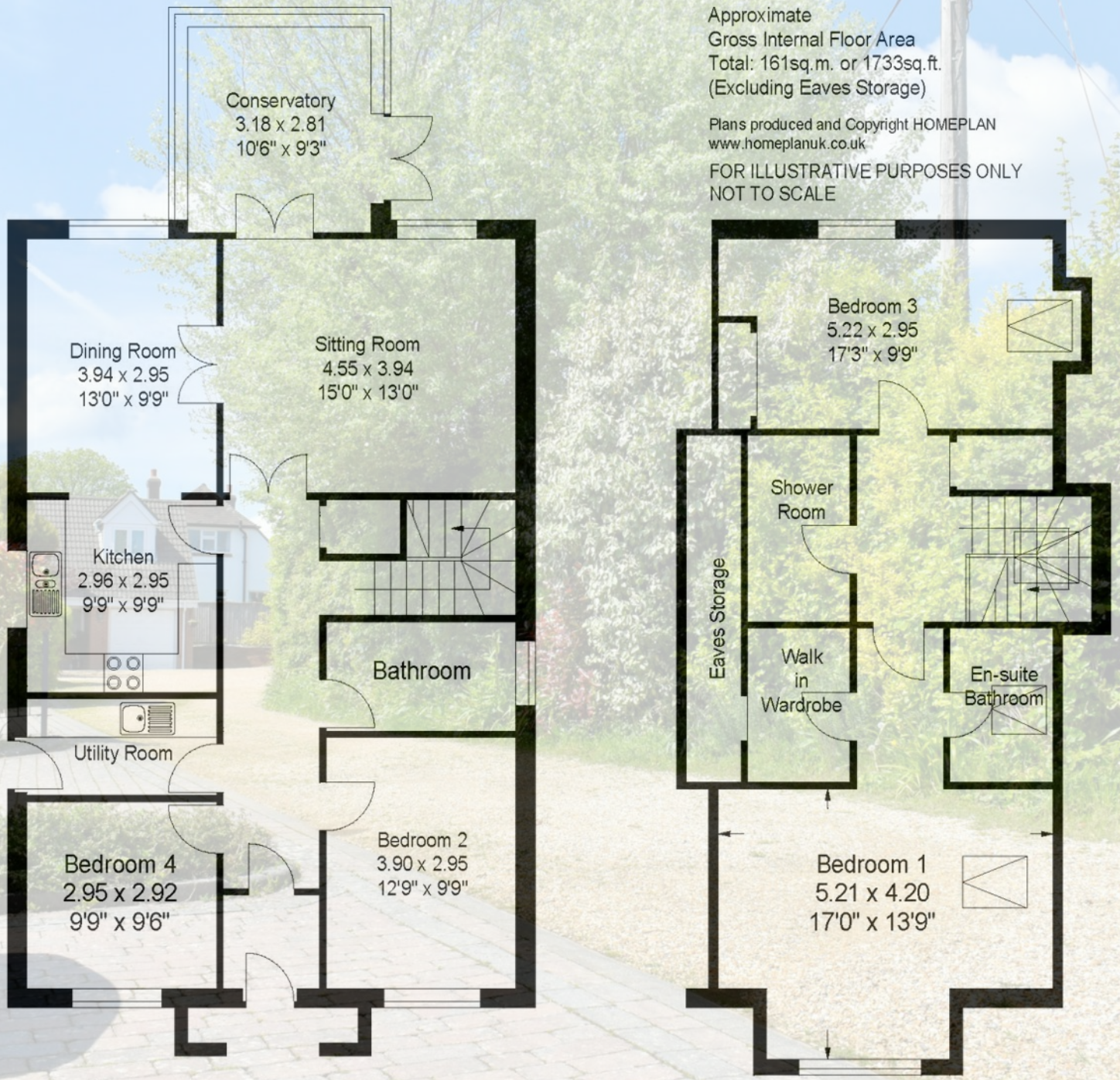
The conservatory, with its UPVC windows and double glazed roof, invites natural light to the space and offers direct access to the patio area.

The generously sized kitchen/dining area provides an inviting atmosphere, ideal for hosting. It features wall and base units and breakfast bar completed with solid wood work surface, along with integrated appliances including a Neff double oven, electric hob, and dishwasher. Recessed ceiling spotlights and under-counter lighting add a touch of sophistication.

Adjacent to the kitchen, the utility room is fitted with shaker style units and offers practical amenities such as space for laundry appliances and access to the garden.

Guide Price £760,000 4 1 2

FLOOR PLAN



Approximate
Gross Internal Floor Area
Total: 161sq.m. or 1733sq.ft.
(Excluding Eaves Storage)

Plans produced and Copyright HOMEPLAN
www.homeplanuk.co.uk

FOR ILLUSTRATIVE PURPOSES ONLY
NOT TO SCALE











This charming property boasts a recently updated kitchen/diner/lounge area, offering modern comfort and style with French doors leading to garden via the sun room

The Property Continued…

The ground floor hosts two double bedrooms, each offering ample space and versatility. One of these bedrooms currently serves as a home office, catering to modern lifestyle needs.

Completing the ground floor with a family bathroom boasting modern fixtures including a corner shower cubicle and a panel bath.

Ascending to the first floor, youll find two generously proportioned double bedrooms, including the master suite with its walk-in wardrobe and en-suite bathroom. The additional family shower room adds convenience and style to this level.

Property Video

Point your camera at the QR code below to view our professionally produced video.





Ideally positioned just a short stroll from Barton on Sea clifftop and beach, it showcases a delightful blend of convenience and coastal allure

Ground & Gardens

Externally, the property boasts a block-paved driveway providing parking for multiple vehicles and granting access to the double garage. The rear garden is a serene oasis, featuring a sandstone patio, lush lawn bordered by high-level hedging, and a sizable storage shed.

Offering a harmonious blend of contemporary living and coastal charm, this property presents an exceptional opportunity for discerning buyers seeking comfort and elegance in a sought-after location.

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 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.





Services

Energy Performance Rating: C Current: 73 Potential: 82
Council Tax Band: F
Tenure: Freehold

All mains services connected

Broadband: Superfast broadband with speeds of 65 Mbps is available at the property (Ofcom)
Mobile Coverage: No known issues, please contact your provider for further clarity

Points Of Interest

Barton on Sea Cliff Top	0.4 Miles
The Cliff House Restaurant	0.7 Miles
Pebble Beach Restaurant	0.4 Miles
Chewton Glen Hotel & Spa	1.3 Miles
Durlston Court School	1.0 Miles
Ballard School	2.0 Miles
Tesco Superstore	1.6 Miles
New Milton Centre & Train Station	1.3 Miles
New Forest	4.5 Miles
Bournemouth Airport	11.0 Miles
Bournemouth Centre	14.0 Miles
London	110 Miles (2 hours by train)

Important Information

Spencers Coastal 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



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