

Flat 18 Shoreacre

24 Marine Drive East, Barton on Sea, BH25 7DT

SPENCERS













A beautifully spacious three bedroom penthouse apartment, occupying the top floor of this attractive development on Marine Drive East, moments from the clifftop and enjoying delightful sea glimpses. The property offers impressive accommodation extending to approximately 1,550 sq ft, with generous room proportions throughout, two reception rooms, three double bedrooms, two bathrooms, a private balcony, communal gardens and a particularly wide garage with EV charging point.

The Property

The building is entered via a well-maintained communal entrance, with entry phone system, stairs and lift rising to the second floor. The private front door opens into a welcoming entrance hallway, providing a useful sense of space from the outset, along with excellent storage.

The principal living room is a superb room of generous proportions, offering ample space for both seating and freestanding furniture. Doors open directly onto the private balcony, which enjoys a pleasing outlook and side views towards the sea, creating a wonderful setting for morning coffee or evening drinks.

A separate dining room provides further flexible living space, ideal for entertaining, and leads through to the kitchen/breakfast room. The kitchen offers a practical range of fitted units, work surfaces and appliance space, with room for casual dining.

There are three generous double bedrooms, with the principal bedroom being particularly spacious and benefitting from its own en-suite shower room. The remaining bedrooms are also well proportioned and are served by the family bathroom.

£399,950

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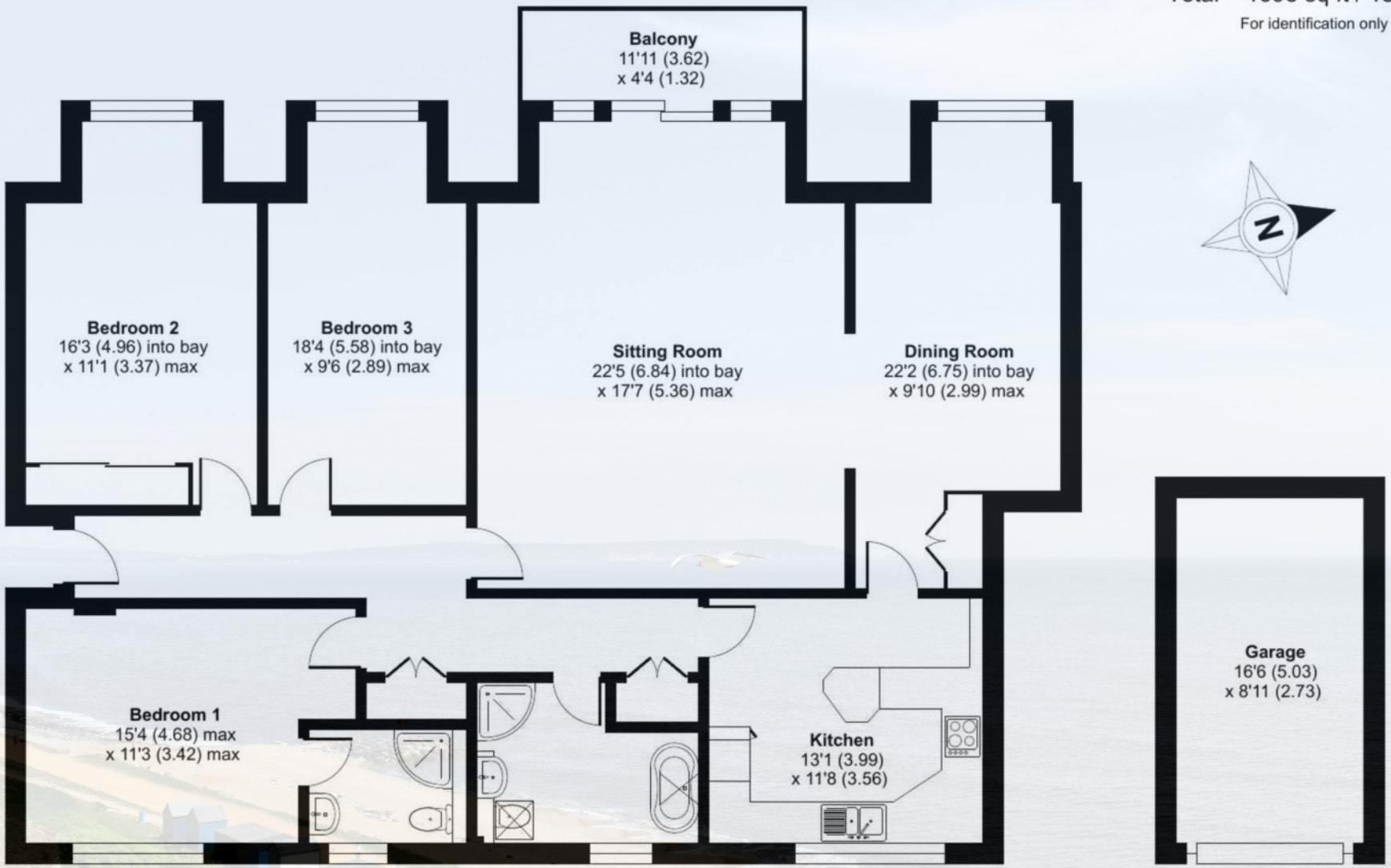






FLOOR PLAN

Approximate Area = 1550 sq ft / 143.9 sq m
Garage = 148 sq ft / 13.7 sq m
Total = 1698 sq ft / 157.6 sq m
For identification only - Not to scale



SECOND FLOOR

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: 1478911

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.





Offered for sale with no forward chain, the apartment also benefits from a share of freehold.

Grounds & Gardens

Outside, the property benefits from access to communal gardens, providing attractive shared outdoor space. A particular feature is the wide garage, measuring approximately 16'2 x 11'6, which offers excellent storage or parking and is fitted with an EV charging point.

Additional Information

Tenure: Share of freehold
Lease Term: 999 years from 24th June 2008
Lease Term Remaining: 981 years
Service Charge: £2,790 per annum

Council Tax Band: E
Energy Performance Rating: C Current: 75 Potential: 81
Flood Risk: Very low

Services: All mains services connected
Heating: Gas central heating

Superfast broadband with speeds of up to 80 Mbps is available at the property (Ofcom).

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

Parking: Garage





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	207 ft
Beachcomber	207 ft
Pebble Beach	0.1 miles
Cliff House	0.4 miles
Chewton Glen Hotel & Spa	1.3 miles
The Arnewood School	1.4 miles
New Milton Centre and Train Station	1.7 miles
Tesco Superstore	1.7 miles
Christchurch	6.0 miles
Bournemouth Airport	9.8 miles
Bournemouth	12.6 miles
London	102 miles



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