



**PETTENGELLS**  
ESTATE AGENTS

Milton End, Christchurch Road, Barton On Sea, Hampshire, BH25 6QF  
**Asking Price £410,000**

Milton End, Christchurch Road, Barton On Sea,  
Hampshire, BH25 6QF

- Appealing semi detached character house
- Three Bedrooms
- Kitchen/Family Room
- Splendid living Room
- Modern Bathroom
- Conservatory overlooking garden
- South facing garden
- Driveway to side
- Converted garage gives potential home office
- Downstairs WC





**SUPERB CHARACTER HOUSE, SPACIOUS ACCOMMODATION, SOUTH FACING GARDEN.**

**Accommodation:** The welcoming entrance hall leads into a lovely living room. There is a very well appointed kitchen/family room and this leads into the conservatory which overlooks the rear garden, and there is a separate utility room and a downstairs WC. Upstairs the landing leads into the three well proportioned bedrooms, two of which overlook the rear garden and there is a bathroom. The former garage has been converted to create a garden room/potential home office, this has power and water supplied.

**Outside:** The front of the house is well screened from the road, there is an attractive area of garden, adjoining this a driveway giving off road parking. This leading to the former garage. The lovely south facing garden is a great feature of the property with lawned and patioed areas. House Martin Inn conveniently next door!

Council tax band: C, Tenure: Freehold

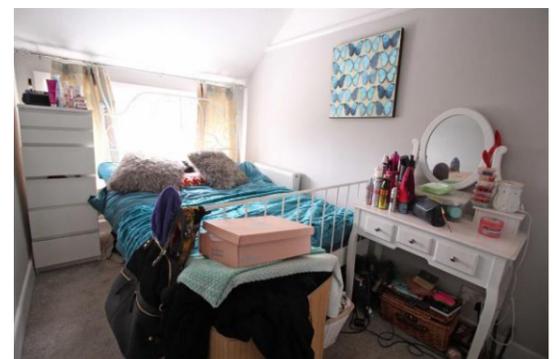
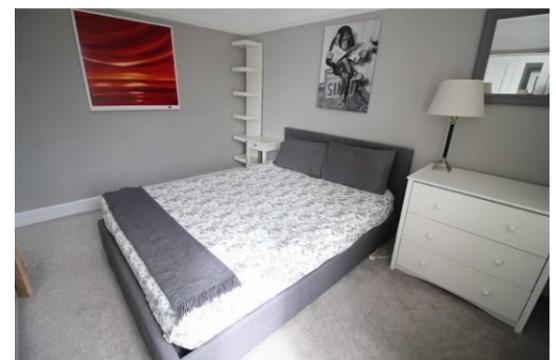
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**TOTAL FLOOR AREA:** 1002 sq.ft. (93.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of walls, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with MapInfo 12.0.0.4

**VERY IMPORTANT, PLEASE READ:** There may be omissions in these sales particulars and they do not constitute part of a contract. Floor plans are for representational purposes only and may not be to scale. All measurements including floor area (which may or may not include garage and/or conservatory) are approximate and should not be relied upon. We make no assertion that the property is in good condition or otherwise, nor that any services, appliances or systems are in good working order. Items depicted in photos may not be included. Maintenance/ground rent figures have been supplied by the seller. Maintenance tends to go up every year and there can be extra charges. Ground rent tends to increase periodically. We will endeavour to mention if a property is not of standard construction but we are not always able to establish this. We are not aware of issues affecting the structural integrity of the property or whether there is any asbestos present (including outbuildings). Most properties have restrictive covenants. Please ask us if you would like sight of these prior to offering. Alternatively your solicitor will advise on these during conveyancing. There is general coastal erosion on the Barton coastline. We are not aware of any current planning permissions close to the property that may cause concern but this could be looked into. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts including surveyor to report before proceeding, and we will assist whenever possible.



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