



PETTENGELLS
ESTATE AGENTS

97 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7EX
Guide Price £1,250,000

97 Barton Court Avenue, Barton On Sea,
Hampshire, BH25 7EX

- Magnificent home, walking distance to beach
- Supremely spacious and flexible accommodation
- Annexe potential
- Up to six bedrooms between floors
- Four reception room
- Four bathrooms
- Two kitchens
- Double garage & extensive driveway
- Wonderful private gardens
- 3500 sq ft including garage and loft room





WE ARE DELIGHTED TO OFFER THIS TRULY EXCEPTIONAL COASTAL RESIDENCE, CONVENIENTLY SITUATED JUST A SHORT WALK FROM BARTON SEAFRONT. IMPRESSIVE AND FLEXIBLE ACCOMMODATION WHICH WE HAVE LISTED AS SIX BEDROOMS, FOUR BATHROOMS AND FOUR RECEPTION ROOMS. DOUBLE GARAGE AND LOVELY PRIVATE GARDENS. THE PROPERTY ALSO HAS GREAT ANNEX POTENTIAL AND HENCE CURRENTLY HAS TWO KITCHENS.

Accommodation: This property has superbly spacious and flexible accommodation and indeed the previous owners some years ago configured it to have a large independent annexe and hence there is a second kitchen. There is a large entrance porch with spacious cupboard and then a main entrance hall which leads into the lovely living room and there is then a separate dining/family room. The main kitchen opens out to the rear garden and leads into the conservatory/dining room. There is then the second kitchen which could form part of the annexe once again as this area encompasses a further reception room and large bedroom with en suite, and access to the private courtyard garden. There is a separate utility room, which also leads into the garage. Upstairs there are five bedrooms and the main bedroom benefits from an ensuite. There is also a family bathroom and off one of the bedrooms (which is currently used as a study) is a useful loft area with window above the garage (ideal childrens den!). This property has gas-fired central heating with a main boiler which heats the ground floor and all of hot water plus a second boiler which heats the first floor.

Outside: The property sits on a lovely corner plot with secluded gardens to three sides. Electric gates access the extensive driveway, which also has space to turn and this adjoins the main South-West facing garden, which has lawned and paved areas as well as hedge borders. There is a small separate courtyard garden off the potential annexe area and there is a pedestrian gate to Grove Road. There is an integral double garage with wide electric door. To the rear is another lovely garden area with lawn and paved areas and garden shed.

EPC: D, Council tax band: F, Tenure: Freehold

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
2173 sq.ft. (201.8 sq.m.) approx.

1ST FLOOR
1324 sq.ft. (123.0 sq.m.) approx.



TOTAL FLOOR AREA: 3497 sq.ft. (324.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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.
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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. The flood risk is deemed as 'very low' unless stated otherwise. 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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