



PETTENGELLS
ESTATE AGENTS

19a Barton Court Avenue, Barton On Sea, Hampshire, BH25 7EP
Asking Price £725,000

19a Barton Court Avenue, Barton On Sea,
Hampshire, BH25 7EP

- Impressive detached residence
- Walking distance to sea front
- Good size gardens
- Drive and double garage
- Living room
- Dining room
- Study/bedroom 5
- Bathroom and ensuite
- Chain free sale
- Kitchen overlooking rear garden





LOVELY FAMILY HOME OFFERED CHAIN FREE

We are pleased to offer this four/five bedroom detached house which was one of the first ever properties built by respected local developers Pennyfarthings. The property is situated betwixt New Milton town and Barton Sea front, with amenities close by and does offer great potential for modernisation. This property was built circa 1975 and has been owned by the selling family from new.

Accommodation: The entrance hall has a staircase leading upstairs, there is a living room at the front with feature fireplace and semi-circular bay window. An archway leads to the dining room which overlooks and opens out to the rear garden. There is a kitchen which also overlooks the rear and a separate utility room. There is a downstairs shower room and next to this is the fifth bedroom/study. Upstairs there are four bedrooms each with built in wardrobes, two bathrooms and there is a large balcony accessed from bedroom one.

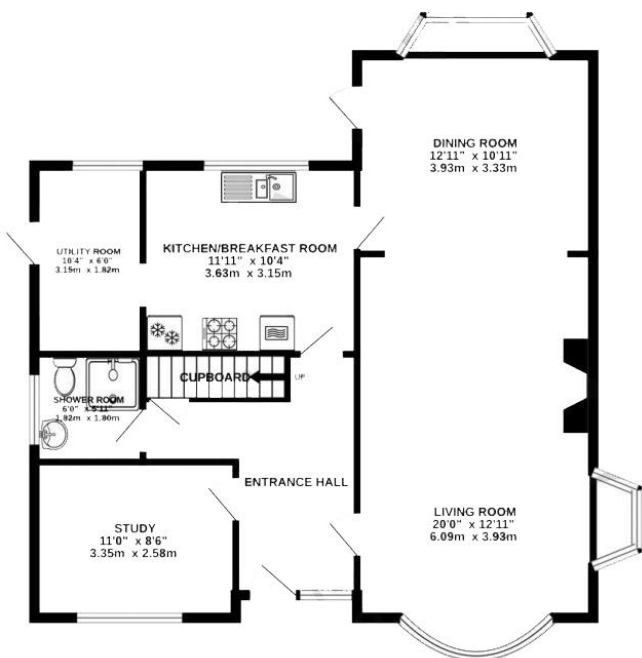
Outside: To the front of the house is a lovely area of garden with the driveway running in between, giving good off road parking and this extends along the side of the house where at the rear there is a detached double garage (18' x 18') with pitched roof and power supplied. There are further lawned areas, a pleasant back drop and a paved patio adjoining the house.

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

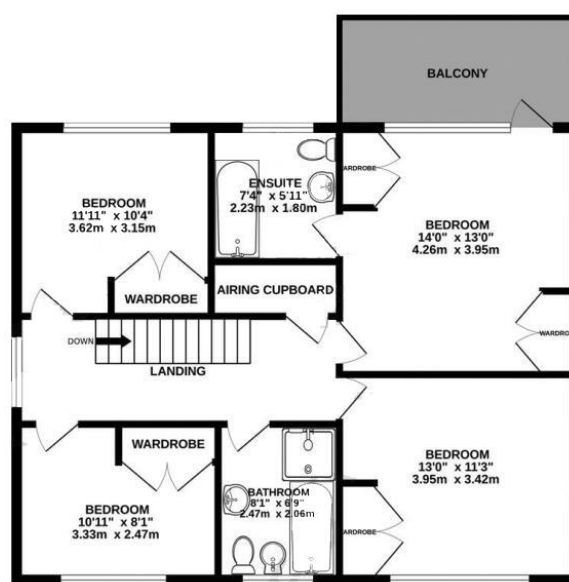
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR
855 sq.ft. (79.4 sq.m.) approx.



1ST FLOOR
758 sq.ft. (70.4 sq.m.) approx.



TOTAL FLOOR AREA: 1612 sq.ft. (149.8 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 and we would be happy to help a prospective buyer investigate. 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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