

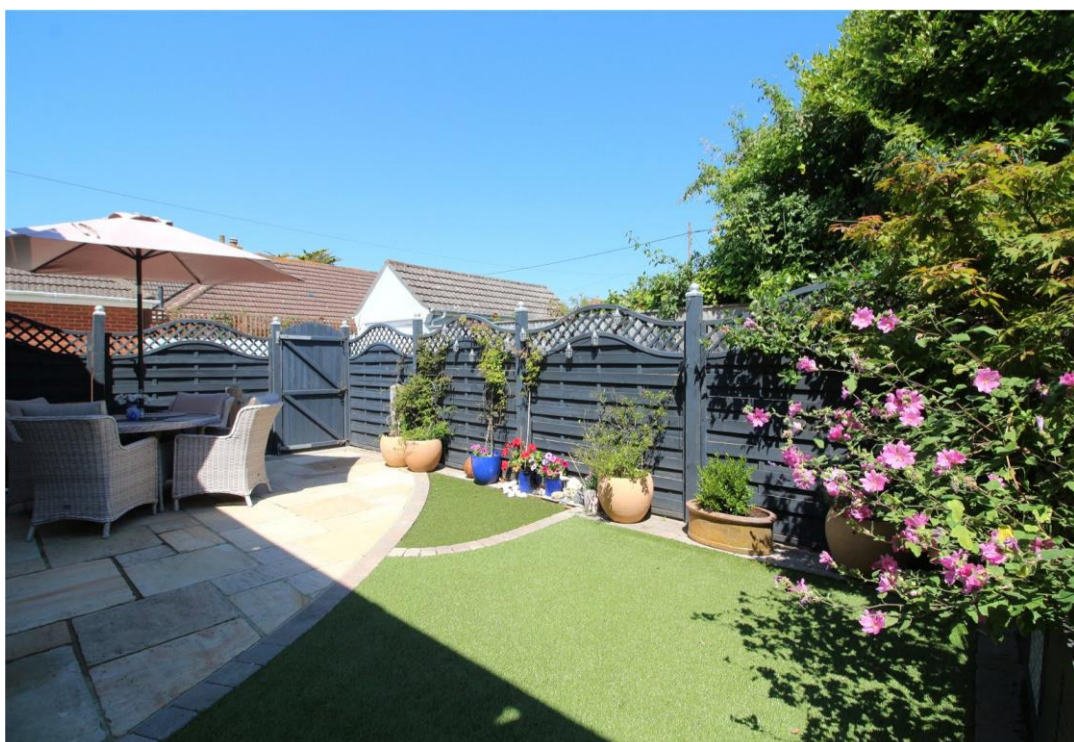


**PETTENGELLS**  
ESTATE AGENTS

Seagulls, First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP  
Asking Price £475,000

Seagulls, First Marine Avenue, Barton On Sea,  
Hampshire, BH25 7DP

- Beautiful character cottage
- Close to beach
- Garden
- Garage
- Well presented home
- Lovely living room with log burner
- Kitchen/diner
- Two bedrooms
- Bathroom and ensuite
- Gas central heating





STUNNING CHARACTER COTTAGE IN A SUPERB LOCATION ONLY A FEW STEPS FROM THE PICTURESQUE BARTON ON SEA CLIFFTOP AND COAST LINE WITH FANTASTIC VIEWS.

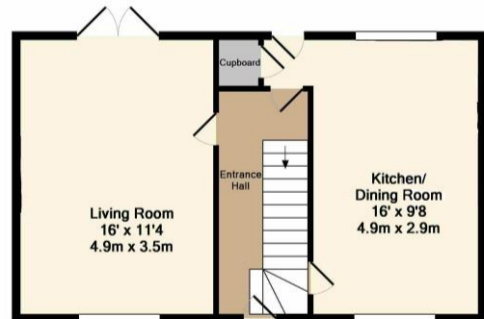
Accommodation: There is a lovely entrance hall opening to a splendid bright living room with log burner and opening out to the rear garden. The impressive kitchen/dining room overlooks the front and rear gardens of the cottage. The first floor landing leads to the two bedrooms with bedroom one benefitting from an ensuite shower room and there is a main bathroom.

Outside: The house has a lovely front and rear garden. The extended area of land around Seagulls belongs to this property but the two adjoining properties do have a right of way to access their respective garages. Seagulls also has a single garage.

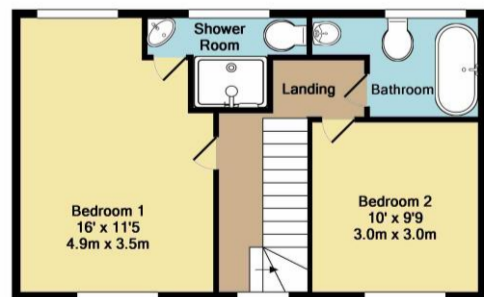
EPC: D, COUNCIL TAX BAND: D, Tenure: Freehold

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



GROUND FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 428 SQ.FT.  
(39.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 855 SQ.FT. (79.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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