



PETTENGELLS
ESTATE AGENTS

15a Barton Court Avenue, Barton On Sea, Hampshire, BH25 7EP
Asking Price £699,950

15a Barton Court Avenue, Barton On Sea,
Hampshire, BH25 7EP

- Fine house in good location
- Driveway & Garage
- Pleasant gardens
- Close to amenities
- Four Bedrooms
- Bathroom & Ensuite
- Living Room
- Dining/family room
- Large conservatory
- Kitchen & separate utility room





IMPRESSIVE FAMILY HOME BETWIXT TOWN AND SEA FRONT.

This appealing four bedroom, three reception room, two bathroom detached house is close to amenities as well as being within walking distance to the sea front, and has a double garage and lovely gardens.

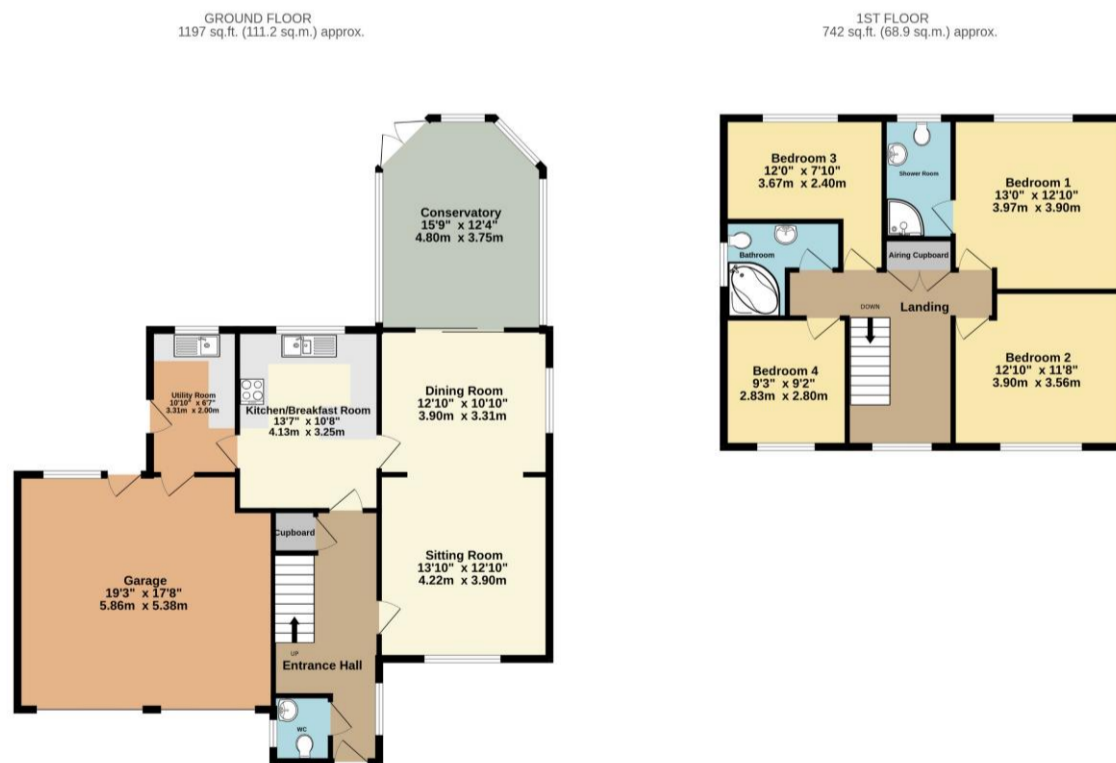
Accommodation: The entrance hall leads into the lovely living/dining room and this in turn leads to the impressive large conservatory which does have a radiator, so usable all year round. The kitchen is well appointed and overlooks the rear garden. There is a separate utility room with back door and also into the back of the garage. There is downstairs cloakroom. The first floor landing opens to the four bedrooms, there is an ensuite shower room to bedroom one and a main bathroom.

Outside: To the front of the house there is an area of lawned garden with shrub borders and the driveway gives off road parking as well as space to turn and leads to the integral double garage. This has twin doors to front and also window and door to the rear garden. This comprises a pleasant lawned area as well as paved patioed area.

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

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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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