



PETTENGELLS
ESTATE AGENTS

53 Barton Lane, Barton On Sea, Hampshire, BH25 7PJ
Asking Price £739,950

53 Barton Lane, Barton On Sea, Hampshire,
BH25 7PJ

- Versatile accommodation
- Four double bedrooms & study
- Two reception rooms
- Two bath/shower rooms
- Beautiful westerly garden
- Quiet location
- Garage & carport
- Parking for multiple vehicles
- Lovely Kitchen
- Open fire in living room





SPACIOUS & VERSATILE CHALET STYLE HOME WITH BEAUTIFUL SOUTH WESTERLY GARDEN

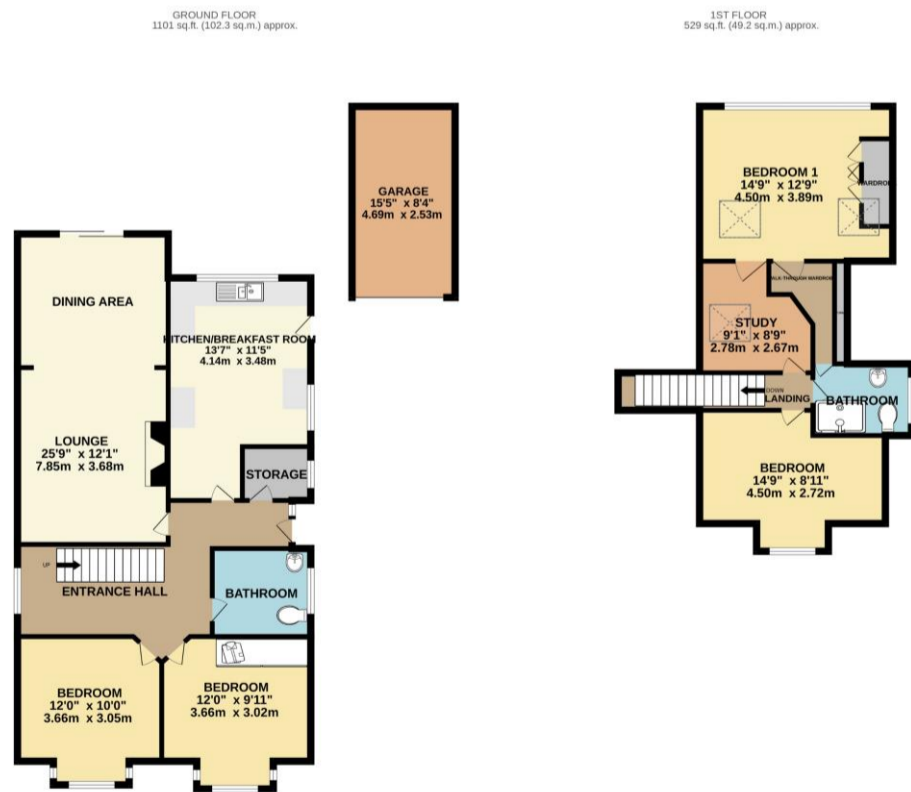
Accommodation: The front door opens into a very impressive entrance hall with large storage cupboard with ample hanging storage. A well appointed kitchen/breakfast room is at the rear with a door to the side and in turn leading to the car port and garage. The large living room has open fire and is archwayed into the pleasant dining area/snug which opens to the rear garden. There are two ground floor double bedrooms (one currently being used as a dining room) with a well appointed modern bathroom to compliment. On the first floor there are two further bedrooms and a study room. The master bedroom has a walk through dressing room which leads into the shower room, this can also be accessed from the landing.

Outside: The front garden is laid to lawn with flower and shrub borders. The long gravel driveway gives off road parking for multiple vehicles and leads to the carport and detached garage which has light and power. The beautifully manicured mature rear garden is approx westerly facing and a lovely feature of the property comprising established shrub and flower borders and a large patio dining area.

EPC: C. Council tax band: D. Tenure: Freehold

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TOTAL FLOOR AREA : 1496sq.ft. (139.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, 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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IMPORTANT: 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. Any reference to tenure has been supplied by the seller and is given in good faith, similarly please check council tax banding and maintenance/ground rent figures as these can change. Potential viewers and purchasers should investigate and/or verify all relevant points and if appropriate, commission experts to report before proceeding.



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