



PETTENGELLS
ESTATE AGENTS

Corner Cottage, 35 Highlands Road, Barton On Sea, BH25 7BL
Asking Price £750,000

Corner Cottage, 35 Highlands Road, Barton On Sea, BH25 7BL

- Superb detached home in lovely road
- Four bedrooms
- Kitchen
- Dining/family room
- Lovely living Room
- Garage & Lots of Parking
- Sought after location
- Pleasant gardens
- Ground floor bedroom & Bathroom
- First floor Bathroom





MOST IMPRESSIVE FOUR BEDROOM RESIDENCE IN SOUGHT AFTER LOCATION

Accommodation: The entrance porch leads to a welcoming entrance hall and this in turn leads to an impressive double aspect living room which overlooks the rear garden. There is a kitchen which inturn adjoins the dining/family room (with feature fireplace) and off the kitchen is a useful lobby/boot room with utility room, and side door to garage. Usefully, there is a large ground floor bedroom with bathroom adjacent. The galleried first floor landing has a feature window seat/storage and there are three upper floor bedrooms and a bathroom.

Outside: The drive gives off road parking and leads to the garage measuring 18'10" x 9'4" and with pitched roof giving potential for storage and power supplied. Next to this there is an extensive further parking area which adjoins a vegetable garden. There are then further gardens to the front, side and rear of the property with attractive areas of lawn and shrubbery and the main garden enjoys an approx southerly aspect and is also pleasantly secluded. There is paved patio and a summerhouse.

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

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Total area: approx. 196.1 sq. metres (2110.7 sq. feet)
*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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. Plan produced using PlanIt.



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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