



**PETTENGELLS**  
ESTATE AGENTS

Skyfall, 46 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7HG  
Offers Over £800,000

Skyfall, 46 Barton Court Avenue, Barton On Sea,  
Hampshire, BH25 7HG

- Wonderful character residence
- Close to sea front
- Reception room/bedroom 5
- Great gardens
- Extensive driveway
- Double garage & garden lodge
- Kitchen overlooking garden
- Four first floor bedrooms
- Three bathrooms
- Spacious living space







SKYFALL IS A SUPERB DETACHED CHARACTER RESIDENCE, SITUATED JUST A SHORT WALK BACK FROM BARTON SEA FRONT. THERE IS FLEXIBLE ACCOMMODATION OFFERED AND THE HOUSE DOES HAVE GREAT FUTURE POTENTIAL AS WELL. THERE ARE LOVELY GARDENS, A DOUBLE GARAGE AND A LARGE GARDEN LODGE.

Accommodation: There is an entrance porch opening to the main hallway, this has great storage and there is a shower room to the rear. The impressive bright living room has a fireplace with open fire facility and this leads through to a family room which overlooks the back garden. There is currently a further reception room showing as a dining room although this until recently has been a useful fifth bedroom. The well appointed kitchen/breakfast room overlooks the rear garden. The first floor landing leads to the four double bedrooms. Bedroom one has an ensuite shower room, and from one of the front bedrooms there is a distant Island glimpse, weather permitting! There is then a family bathroom and also a study/potential nursery. Loft has spray foam insulation.

Outside: There is a detached double garage with power supplied, this adjoins the lovely rear garden which has lawned and paved areas as well as shrub borders. Towards the end is an impressive garden lodge measuring 5.7m x 4m, this could have many uses including perhaps a home office, teenager den or gym. There is an integral shed area. To the front there is a superb in and out carriage driveway giving lots of off road parking as well as potential space for boat/caravan etc.

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

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**Approx Gross Internal Areas**  
House: 143.0 sqm / 1539.2 sqft  
Outbuildings: 50.6 sqm / 544.6 sqft  
**Total Approx Gross Area: 193.6 sqm / 2083.8 sqft**

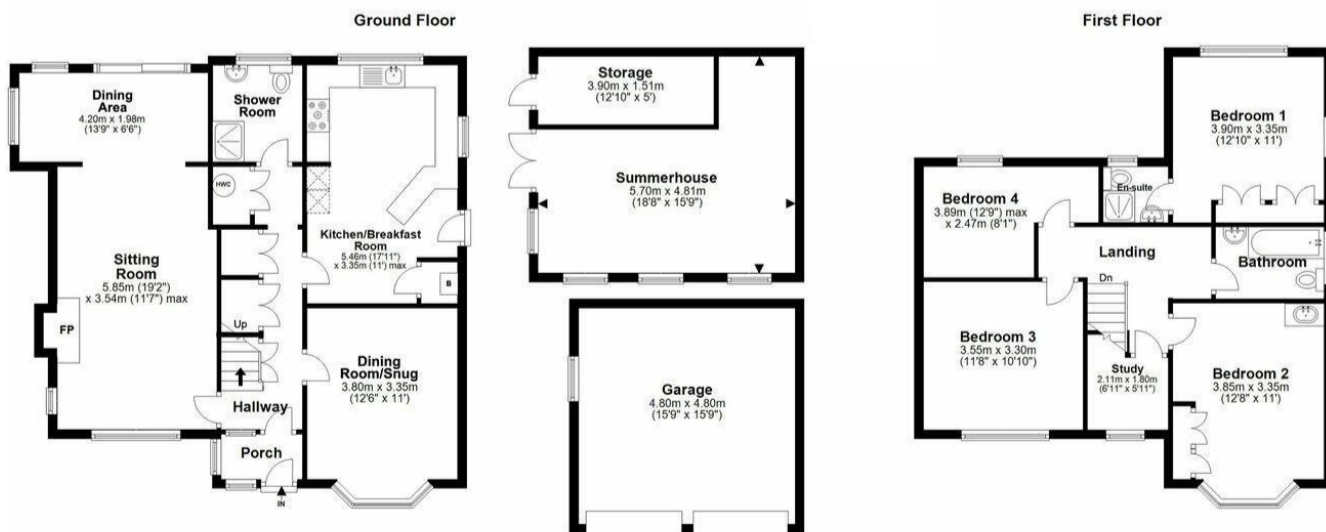


Illustration for identification purposes only; measurements are approximate, not to scale. FP USketch  
Plan produced using PlanUp.

**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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