



PETTENGELLS
ESTATE AGENTS

Newlands, 1 Newton Road, Barton On Sea, Hampshire, BH25 7AS
Asking Price £625,000

Newlands, 1 Newton Road, Barton On Sea,
Hampshire, BH25 7AS

- Delightful location
- Well presented home
- Lovely gardens
- Driveway and carport
- Spacious living/dining room plus conservatory
- Kitchen overlooking rear garden
- Bedroom 3/family room
- Two shower rooms
- Two first floor bedrooms
- Balcony overlooking rear garden





IMPRESSIVE AND SPACIOUS HOME WITH FLEXIBLE ACCOMMODATION INCLUDING A POTENTIAL GROUND FLOOR BEDROOM OR FURTHER RECEPTION ROOM.

Accommodation: There is a welcoming entrance hallway which leads into the family room which has a feature vaulted ceiling and this could easily become a ground floor third bedroom and has pleasant view to the front. There is a main hallway which has stairs rising up, as well as currently a study area, and there is a ground floor shower room. The superb large L-shape living/dining room overlooks the back garden and there is a conservatory to the front. The kitchen has an attractive outlook over the rear garden and leads into a spacious utility room with doors to the front and rear. The first floor landing opens to two large bedrooms, with the main bedroom leading out to a wide balcony overlooking rear garden. There is a first floor shower room.

Outside: To the front is a lovely garden area with lawn and borders and over to the side is a pleasant tree lined backdrop. The driveway gives good off road parking and there is a car port to the side behind gates. The rear garden is a lovely feature orientated roughly west for the afternoon sun, with lawn & patio, attractive borders, a summer house in conservatory style, plus at the bottom of the garden is a further paved area and second timber summer house. The aforementioned balcony. Solar panel gives hot water.

EPC: D, Council tax band: E, 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
1220 sq.ft. (113.4 sq.m.) approx.



1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1694 sq.ft. (157.3 sq.m.) approx.

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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