



PETTENGELLS
ESTATE AGENTS

24 Moorland Avenue, Barton On Sea, Hampshire, BH25 7DD
Guide Price £800,000

24 Moorland Avenue, Barton On Sea,
Hampshire, BH25 7DD

- Spacious & flexible chalet style home
- Five bedrooms
- Three bath/shower rooms
- Superb kitchen/dining/family room
- Living room
- Air conditioning in three bedrooms
- Appealing location
- Drive & garage
- Gardens
- Annexe potential





SUPERB CHALET STYLE RESIDENCE WITH SPACIOUS AND FLEXIBLE ACCOMMODATION INCLUDING UP TO FIVE BEDROOMS, AND WITH ANNEXE POTENTIAL.

Accommodation: The entrance hall has good storage, there is a staircase leading to the first floor. Store room/study, also houses modern gas hoiler. There is a lovely living room with feature fireplace and bay overlooking the rear garden. The splendid kitchen/dining/family room is very well appointed with a superb quality kitchen including induction hob with hood over, granite work surfaces, oven & microwave, larder fridge & freezer and dishwasher. There is also a Quooker hot tap. There is then an inner hall leading to an area which potentially could be converted to a future annexe, this currently has an air conditioned bedroom, a further bedroom/reception room, a utility room giving potential independent access and a bathroom. Upstairs the first floor landing leads into three large bedrooms, two of which are air conditioned and one has an ensuite shower room. There is then a further bathroom.

Outside: To the front of the house the drive gives off road parking and there is also an EV charger point adjoining the integral garage which has currently been sub divided to create a bike store at the front and a useful store room. New bungalow being built to the rear of property (off Moat Lane).

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

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GROUND FLOOR
116.2 sq.m. (1251 sq.ft.) approx.



1ST FLOOR
76.4 sq.m. (822 sq.ft.) approx.



TOTAL FLOOR AREA : 192.6 sq.m. (2073 sq.ft.) approx.
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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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