



PETTENGELLS
ESTATE AGENTS

6 Carlton Avenue, Barton On Sea, Hampshire, BH25 7PS
Asking Price £695,000

6 Carlton Avenue, Barton On Sea, Hampshire,
BH25 7PS

- Extended character detached house
- 3/4 double bedrooms
- 2/3 reception rooms
- Ensuite to master bedroom
- Walking distance to Barton On Sea sea front
- Beautifully presented
- Off road parking for multiple vehicles
- Detached garage with power
- Pleasant garden with hidden vegetable patch & outbuildings
- Vendor suited





EXCEPTIONAL DETACHED CHARACTER HOUSE IN A PREMIER ROAD IN BARTON ON SEA.

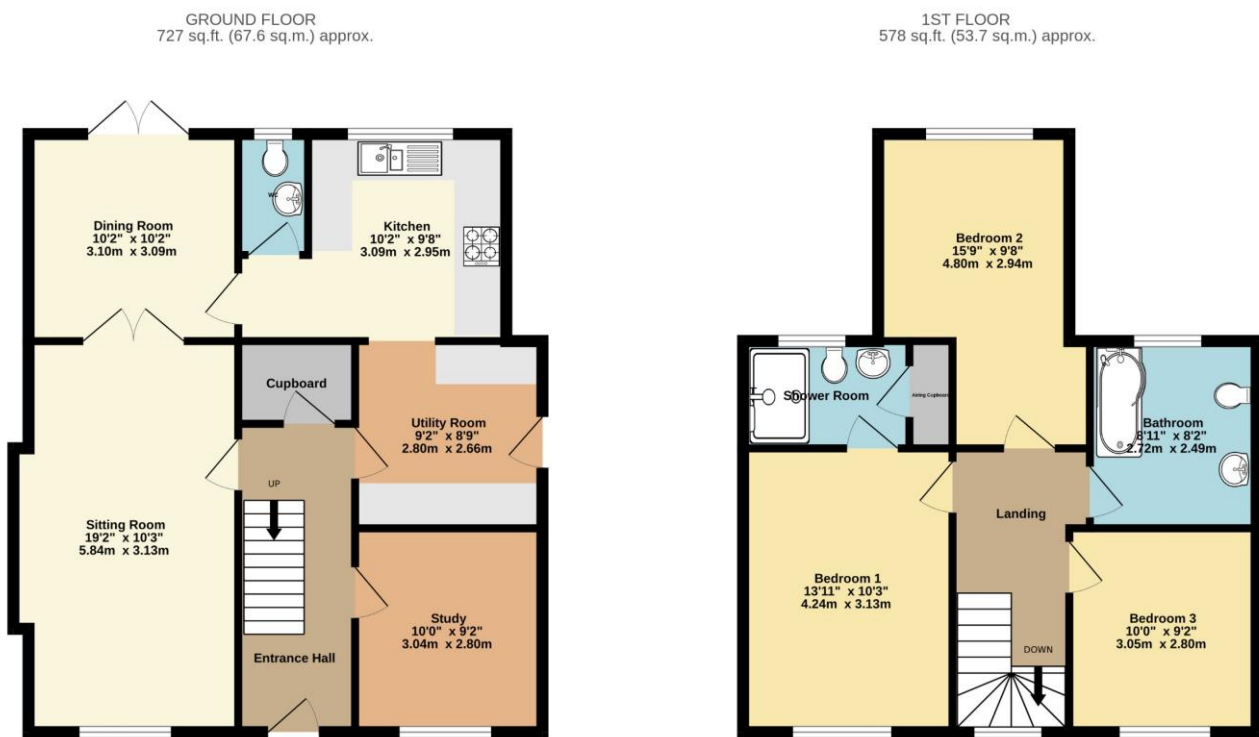
Accommodation: Front door opens into the spacious hallway with door into the pleasant lounge which is archwayed into the dining room. The well appointed kitchen to the rear has the benefit of a large utility area and door to the side. To compliment this there is a downstairs WC, a large storage cupboard and a good sized ground floor fourth bedroom or study. On the first floor there are three double bedrooms with the master bedroom benefitting from built in dressing table and vast range of wardrobes, with an ensuite shower room. Bedroom two has a range of fitted wardrobes and overlooks the rear garden. The third bedroom upstairs is also a good sized double bedroom. There is also a very spacious modern family bathroom.

Outside: Double gates lead to the driveway with parking for multiple vehicles which in turn leads to the detached garage with lighting and power. Gate to the side leads to the pleasant rear garden which doglegs to a further area of garden where there is a shed, greenhouse and large vegetable patch. There is a large patio area with flowers and shrub borders.

Council tax band: C

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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA: 1305 sq.ft. (121.3 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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