



**PETTENGELLS**  
ESTATE AGENTS

9 White Horses, Barton On Sea, Hampshire, BH25 7EQ  
Asking Price £550,000

## 9 White Horses, Barton On Sea, Hampshire, BH25 7EQ

- House with sea views
- Three Bedrooms
- Impressive conservatory
- Large rear garden
- Garage and carport, with further parking
- Family bathroom and downstairs cloakroom
- Beautifully presented
- Viewing recommended
- Balcony from third bedroom
- Fantastic position in Barton On Sea





A WONDERFUL THREE BEDROOM HOUSE ON BARTON ON SEA CLIFF TOP WITH SEA VIEWS.

Accommodation: The front door opens into the entrance porch and in turn into the spacious lounge. Door into the inner hallway where there is a cloakroom/WC. The well fitted kitchen is open plan into the hugely impressive conservatory which opens onto the lovely rear garden. From the lounge a flight of stairs leads to the first floor where there are three bedrooms and a family bathroom. From bedroom three double doors lead onto the balcony with lovely sea views.

Outside: There is a good sized decked area which continues onto the large lawned area. From the garden there is a door leading to the garage and a gate to the side leading to the carport. To the front there is also further parking.

The garage is leasehold with a 999 year lease from 1966. There is a £70 maintenance fee.

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

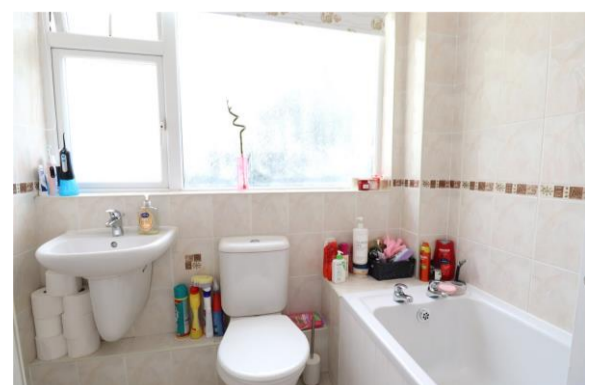
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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with Metropix ©2024

**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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