



PETTENGELLS
ESTATE AGENTS

51 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7ET
Asking Price £799,950

51 Barton Court Avenue, Barton On Sea,
Hampshire, BH25 7ET

- Modern bungalow constructed in 2022
- Three double bedrooms
- Impressive kitchen/dining room with bi folds to garden
- Lounge with bi fold doors to garden
- Utility room with door to side
- Luxury ensuite shower room & further family bathroom
- Detached garage with electric door, power & light
- Walking distance of beach
- Viewing highly recommended
- Remainder for the new build warranty





AN EXCEPTIONAL THREE BEDROOM DETACHED BUNGALOW CONSTRUCTED IN 2022.

Accommodation: The front door opens into the tiled hallway which continues into the impressive and well appointed kitchen/breakfast room. The 20' living room is also at the rear of the bungalow, both with bi-fold doors opening onto the secluded garden and large patio area. There is a separate utility room with door to the side giving access to the rear garden. There are three double bedrooms with the master bedroom having a luxury ensuite shower room. To compliment the ensuite shower room there is a further main bathroom. There are fitted wardrobes in both bedrooms 1 & 2.

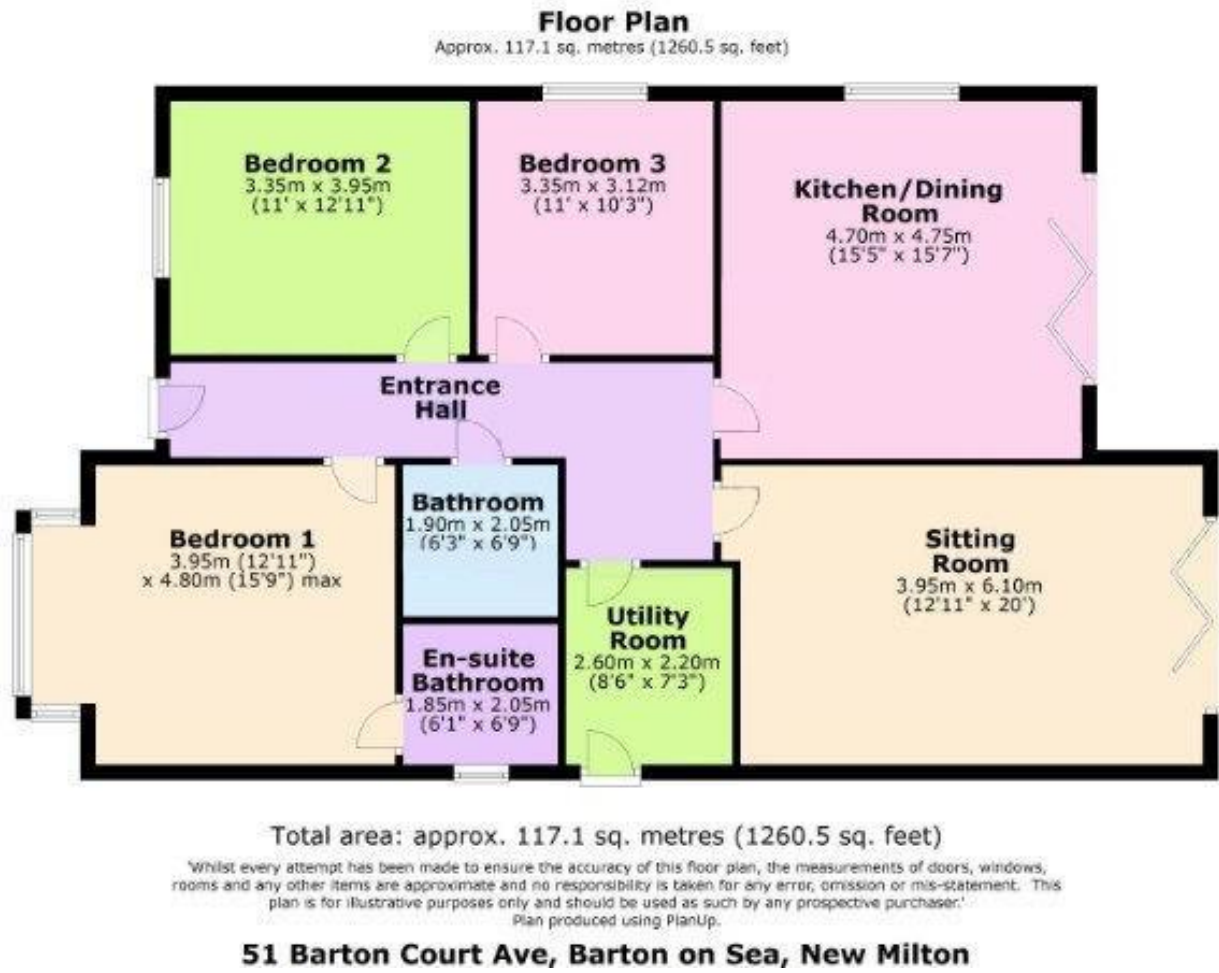
Outside: The long driveway leads to the detached garage which has power and an electric door. A gate then leads to the private rear garden comprising an area of lawn, large patio and landscaped gardens.

EPC: B, Council tax band: E, Tenure: Freehold, Approx floor area: 1261 sq ft.

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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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