



**PETTENGELLS**  
ESTATE AGENTS

2 Park Cottages, Park Road, Barton On Sea, Hampshire, BH25 6QE  
Asking Price £599,950

## 2 Park Cottages, Park Road, Barton On Sea, Hampshire, BH25 6QE

- Large semi detached house in convenient location
- Independent annexe giving great flexibility
- Good parking to front
- Lovely garden to rear
- Offered chain free
- Five bedrooms in main house
- Three bath/shower rooms in total
- Excellent living space
- First time for sale in circa 40 years
- Two kitchens, i.e one in annexe as well





WONDERFULLY SPACIOUS CHARACTER SEMI DETACHED HOME WITH LOTS OF FLEXIBLE ACCOMMODATION INCLUDING CURRENTLY AN ANNEXE, CHAIN FREE SALE.

Accommodation: The entrance leads into a lovely living room and dining room. There is a kitchen overlooking the garden. This also houses the gas boiler for the central heating and there is a rear lobby with adjoining shower room and also a door into the annex. The first floor landing opens to five bedrooms, a bathroom/WC and a further separate WC. Gas central heating.

Annexe: The annexe which has an independent access as well as electric meter, has a living room, a kitchen, a bedroom and a bathroom. Electric heating. Potential home & income.

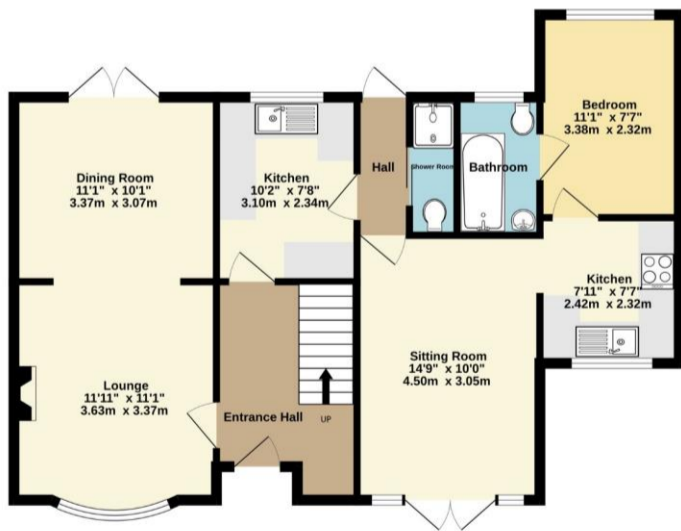
Outside: To the front there is an extensive driveway for off road parking plus a carport and some shrubs. The rear garden is a lovely feature being a good size. There's an extensive paved patio adjoining the house and then the swimming pool and a lovely lawned area and various shrubs.

EPC: Main house: C, Annexe: D, Council tax band - Main house: D, Annexe: A, Tenure: Freehold

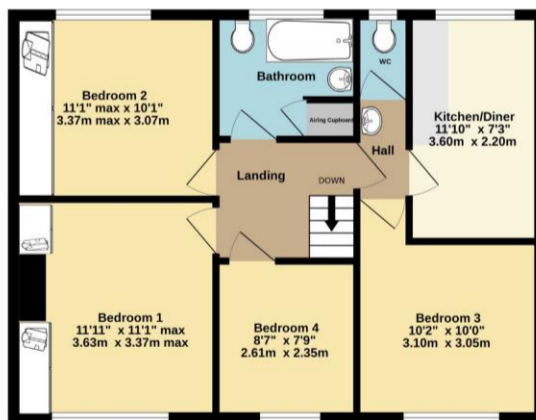
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk

GROUND FLOOR  
771 sq.ft. (71.6 sq.m.) approx.



1ST FLOOR  
627 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 1398 sq.ft. (129.9 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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