



PETTENGELLS
ESTATE AGENTS

6 Highlands Road, Barton On Sea, Hampshire, BH25 7BN
Offers Over £850,000

6 Highlands Road, Barton On Sea, Hampshire, BH25 7BN

- Detached character 1930's single storey dwelling
- Many appealing original features
- Three double bedrooms
- Four reception rooms
- Bathroom & Shower room
- Utility room
- Beautifully manicured south facing gardens
- Viewing highly recommended
- Secluded position in a premier road in Barton On Sea
- Many outbuildings including garage, shed & greenhouses





A WONDERFUL CHARACTER DETACHED RESIDENCE SET IN BEAUTIFUL GROUNDS IN A PREMIER ROAD IN BARTON ON SEA.

Accommodation: The front door opens into the spacious entrance hall leading into the grand living room with open fire option, this impressive room overlooks the rear garden and has a door into the 19' conservatory. To compliment the lounge and conservatory there is a formal dining room and a study, similarly both opening to the conservatory. A very well appointed kitchen/breakfast room has both an Aga and range style cooker. There is a central island or room for a large breakfast table. A further door leads into the useful utility room with return door to the rear garden and front. There are three sizeable bedrooms all with fitted cupboards, a large bathroom and separate shower room to compliment. From the entrance hall a flight of stairs leads to the loft room with Velux window.

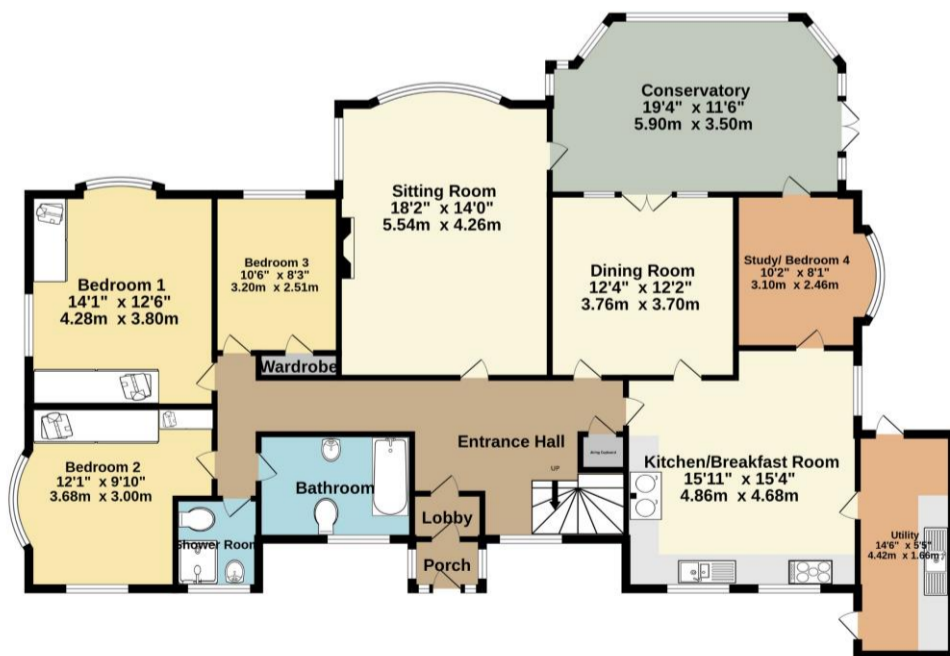
Outside: A five bar gate leads to the long driveway and in turn the garage with electric up and over door with power and lighting. The rear garden is a lovely feature and is south facing. There is a large lawned area with mature shrub and hedge borders making the garden sunny and very secluded. There are further areas of well attended vegetable patches with assorted fruit trees and asparagus beds.

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

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GROUND FLOOR
1779 sq.ft. (165.3 sq.m.) approx.



TOTAL FLOOR AREA: 1779 sq.ft. (165.3 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 is given 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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