



PETTENGELLS
ESTATE AGENTS

5 Willow Walk, Barton On Sea, Hampshire, BH25 7TL
Asking Price £850,000

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- Detached house offered chain free
- Impressive flexible accommodation
- Spacious ie 2000 sq ft total
- Lovely garden
- Four first floor bedrooms
- Ground floor fifth bedroom and shower room
- Living room
- Large kitchen/breakfast room
- Three bathrooms in total
- Driveway and garage





DELIGHTFUL SPACIOUS PENNYFARTHINGS BUILT HOUSE SITUATED IN THIS SOUGHT AFTER LOCATION, JUST A STONES THROW FROM BARTON CLIFF TOP AND ALSO THE LOVELY LONG MEADOW.

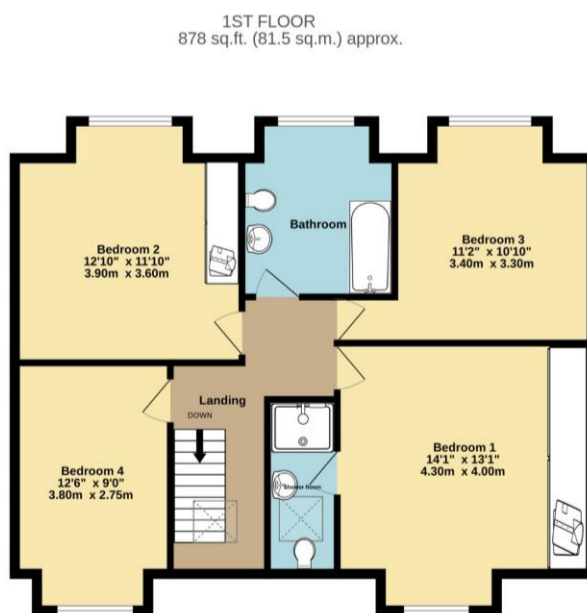
Accommodation: There is a welcoming entrance hall leading into the bright living room with feature fireplace. There is a separate dining room/potential ground floor fifth bedroom and next to this is a shower room. The kitchen/breakfast room is spacious and well appointed and leads to a separate utility room which also houses the boiler for the gas fired central heating. The first floor landing leads to the four bedrooms. Bedroom one is particularly impressive with built in wardrobes and ensuite shower room, the remaining bedrooms are all doubles and there is a family bathroom.

Outside: To the front is an attractive area of garden. The paved driveway gives off road parking and leads to the integral garage. The rear garden is a lovely feature with attractive lawn and paved areas as well as shrub borders, some raised.

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

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



TOTAL FLOOR AREA - 2000 sq.ft. (185.8 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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