



PETTENGELLS
ESTATE AGENTS

33 Barton Common Lane, Barton On Sea, Hampshire, BH25 5PS
Asking Price £845,000

33 Barton Common Lane, Barton On Sea, Hampshire, BH25 5PS

- Individual and spacious home
- Quiet tucked away location
- Still close to town
- Double garage with annexe over
- Pleasant gardens
- Magnificent kitchen
- Living room with log burner
- Four bedrooms, two on each floor
- Two ensuite and a bathroom
- Available quickly





DELIGHTFUL REFURBISHED AND EXTENDED RESIDENCE ADJOINING A WOODED SETTING, AND WITH SPACIOUS, AND WELL APPOINTED ACCOMMODATION, PLUS A DOUBLE GARAGE WITH ANNEX ABOVE.

Accommodation: There is a splendid large and welcoming entrance hall which leads into the living room, this has a log burner. There is then a superb kitchen/dining/family room overlooking the rear garden. The stunning kitchen is modern and well appointed. There are two ground floor bedrooms, both with fitted wardrobes, and an impressive bathroom adjoining. Upstairs the main bedroom has a fabulous en suite and there is a further bedroom with an en suite shower room.

Outside: The house sits on a lovely private plot with a tree-lined backdrop to the front, being set next to a wooded copse. There is an area of front garden with lawn and borders and drive giving off road parking and a detached garage building (6m x 6m) Above this is the annex and this could also serve as a home office or perhaps a teenager den, a door on the ground floor leading to a staircase and an impressive open plan area with space for lounge area, bed and there is a kitchenette and shower room. The rear garden comprises a further lawned area as well as paving and decking.

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

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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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