



PETTENGELLS
ESTATE AGENTS

67 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7ET
Asking Price £850,000

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

- Wonderful family home
- Lovely quiet location
- Betwixt beach and town
- Fantastic gardens
- Four bedrooms
- Large living room
- Further reception room
- Splendid kitchen/breakfast room
- Bathroom and ensuite
- Lots of parking plus garage





DELIGHTFUL AND SPACIOUS CHARACTER HOME SITUATED IN A QUIET TUCKED AWAY LOCATION BUT WITHIN WALKING DISTANCE OF BARTON BEACH. This wonderful family home, although tastefully modernised also has features appropriate for an older character dwelling including quality solid Oak Herringbone flooring downstairs and two period cast iron fireplaces.

Accommodation: There is a lovely entrance with a feature arched open porch way and then a hallway which in turn leads to the splendid extended living room, this overlooks the garden and has a feature fireplace. At the front is a further lovely reception room again with feature fireplace. The fabulous kitchen/breakfast room is well appointed and leads out to the rear garden, and there is a downstairs cloakroom. Upstairs the landing leads to the four bedrooms, one having ensuite shower room plus there's a family bathroom which also has a separate shower.

Outside: The house is approached via a turning off Barton Court Avenue. A five bar gate opens to an extensive driveway with turning area and lots of parking plus there is an area of garden, and then the detached single garage. The rear garden has a lovely lawned area and various areas of paved patio and a pedestrian gate leading into Dilly Lane.

EPC: C, Council tax band: F, 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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