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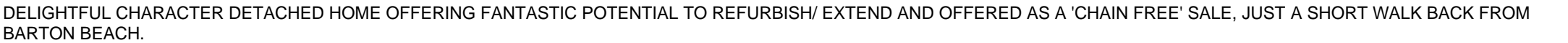
The Gables, 47 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7ET  
**Asking Price £600,000**

## The Gables, 47 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7ET

- Charming character home
- Flexible accommodation and great potential
- Ground floor bedroom and bathroom
- Two first floor bedrooms
- First floor bathroom
- Living room and dining room
- Kitchen and sun lounge
- Driveway and garage
- Private gardens
- Subject to probate







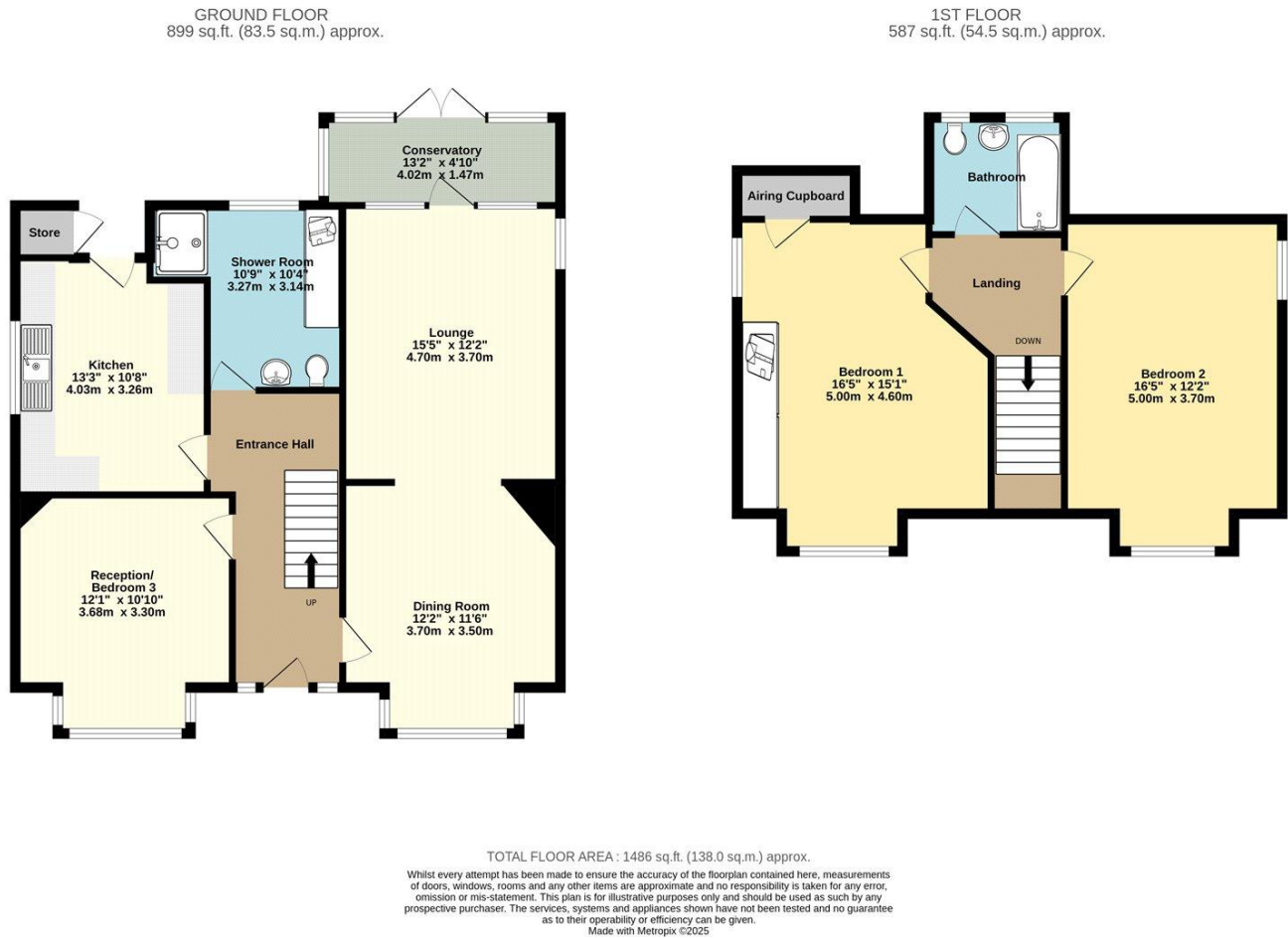
Accommodation: The entrance hall (stairlift being removed soon) leads into two reception rooms, a living room and a dining room separated by an archway and then to the rear is a small sun lounge overlooking the garden. There is a further reception room currently laid out as a formal dining room although this could potentially be a ground floor bedroom and there is a spacious downstairs shower room. The kitchen leads to an open rear porch which accesses a useful storeroom. Upstairs the landing leads to two large bedrooms and a bathroom.

Outside: To the front there is a lovely area of secluded garden with lawn and shrub borders and the driveway giving parking and leads to the detached single garage. The rear garden is a wonderful feature, again being relatively private with a lawned area and mature shrub borders. There's a paved patio adjoining a house plus a shed.

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

21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | [newmilton@pettengells.co.uk](mailto:newmilton@pettengells.co.uk) | [www.pettengells.co.uk](http://www.pettengells.co.uk)

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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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