



PETTENGELLS
ESTATE AGENTS

Dial Cottage, 8 Christchurch Bay Road, Barton On Sea, Hampshire, BH25 7NU
Asking Price £900,000

Dial Cottage, 8 Christchurch Bay Road, Barton On Sea, Hampshire, BH25 7NU

- Charming detached cottage
- Superbly presented home
- Chain free sale
- Close to seafront
- Wonderful sunny and secluded gardens
- Four bedrooms
- Well appointed kitchen & large dining area
- Stunning living room
- Three bath/shower rooms
- Large garage with potential home office





FABULOUS DETACHED CHARACTER HOME, OFFERED 'CHAIN FREE', SUPERB LOCATION JUST A STONES THROW BACK FROM BARTON CLIFFTOP

Accommodation: There is a lovely welcoming entrance hall leading into a tastefully presented double aspect bright main living room which has a feature fireplace. There is a splendid family-friendly kitchen/dining area with bi-fold doors opening to the garden. The kitchen itself is very well appointed and has a feature central island with breakfast bar. There is a separate utility room and a downstairs cloakroom. Upstairs there are then four bedrooms and highlighting the proximity to the sea front, one of these does have a distant sea glimpse. Bedroom one has an ensuite shower room, and there is a main family bathroom. All the bedrooms have built-in wardrobes.

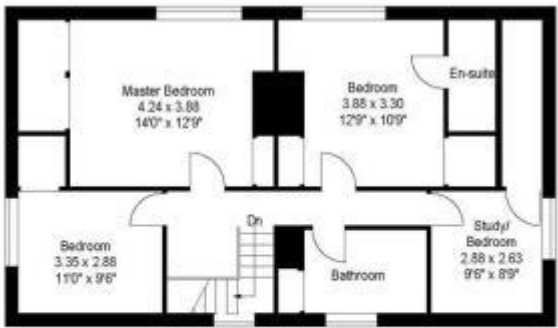
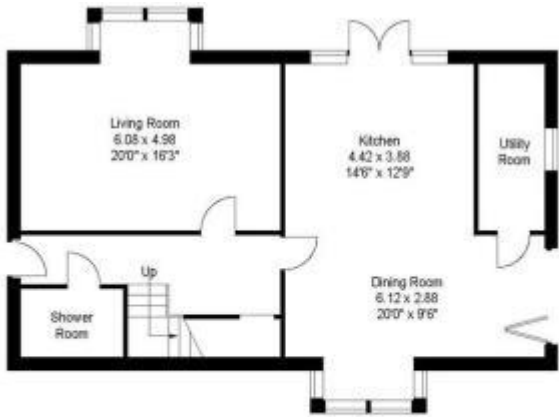
Outside: The house sits on a lovely plot, just a few paces back from the clifftop. There is an area of front garden currently giving additional off-road parking and the driveway extends along the side of the house to the detached garage (7.5m x 4m). The rear section of the garage has been partitioned off to create what has recently been used as a home office. The main gardens extend to the side i.e. the south and the rear and there's a sweeping secluded lawned area with flower, shrub and hedge borders. There are two sheds and adjoining the house are decked and paved areas.

EPC: D, Tenure: Freehold

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



Approximate
Gross Internal Floor Area
Total: 171sq m. or 1841sq ft.
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NOT TO SCALE



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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