



**PETTENGELLS**  
ESTATE AGENTS

17 Dilly Lane, Barton On Sea, Hampshire, BH25 7DQ  
Asking Price £650,000

17 Dilly Lane, Barton On Sea, Hampshire, BH25 7DQ

- Character house offering huge potential
- Lovely location
- Extension/refurb' needs finishing
- Drive & garage
- Large secluded garden
- 3/4 Bedrooms currently
- 1/2 Reception rooms at the moment
- 7m x 6m Kitchen extension
- Scope to extend over this
- Short walk to beach





FANTASTIC OPPORTUNITY TO PURCHASE AN ATTRACTIVE CHARACTER HOUSE, SET ON A LARGE PLOT IN ONE OF BARTON'S MOST DESIRABLE ROADS. A SIGNIFICANT EXTENSION AND REFURBISHMENT PROGRAM WILL NEED TO BE FINISHED BY ANY PURCHASER BUT THERE IS FANTASTIC POTENTIAL, INCLUDING THE OPTION OF EXTENDING UPSTAIRS OVER THE NEW GROUND FLOOR EXTENSION.

Accommodation: There is an entrance hall with staircase to first floor. The first room left is the original utility room, which would suggest could become a cloakroom/shower room or study. There is a lovely reception room opposite this although potentially could be a ground floor fourth bedroom. The main living room has two lovely bays as well as an open fireplace, there is a new good size separate utility room. The newly built extension at the rear, this does need finishing. The first floor currently leads to three bedrooms, two of which have been broadly finished and there is a completed shower room.

Note: There is planning granted at NFDC reference (20/10459), which shows the potential to extend the upstairs over the new ground floor extension. The current sellers purchased the house as a project, now having done a lot of the work, they are 'handing the baton' over to a new purchaser to finish the house. We would suggest anyone who requires a mortgage to look into the feasibility of this bearing the above in mind as building regulations are not in place as the extension program has not been completed. Accommodation is very flexible. Currently there is a reception room that could be used as a fourth bedroom, alternatively there is a large bedroom upstairs that could easily be subdivided, giving four bedrooms upstairs.

Council tax band: F, Approx floor area: 170m sq.

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\*Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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.\*

**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. 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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