



**PETTENGELLS**  
ESTATE AGENTS

16 Carlton Avenue, Barton On Sea, Hampshire, BH25 7PS  
Asking Price £589,000

16 Carlton Avenue, Barton On Sea, Hampshire,  
BH25 7PS

- Appealing and spacious chalet bungalow
- Close to seafront
- Lovely gardens
- Living room
- Kitchen/diner
- Ground floor shower room
- First floor bathroom
- Three, possibly four bedrooms
- Separate utility room
- Large garage





LOVELY CHALET BUNGALOW, JUST A SHORT WALK BACK FROM BARTON CLIFFTOP. FLEXIBLE ACCOMMODATION AND VIEWING RECOMMENDED.

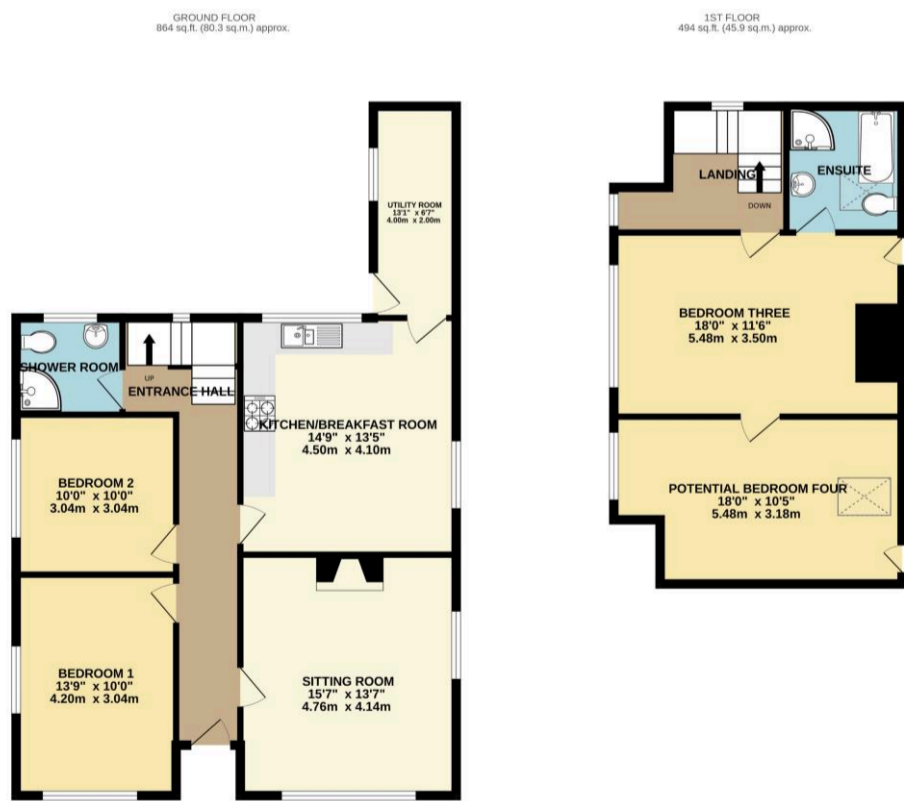
Accommodation: The entrance hall leads into a bright living room. There is a well-appointed kitchen/diner which then leads to a large utility room. There are two ground floor bedrooms and a modern shower room. Upstairs the landing leads to the main bedroom suite which comprises a bedroom, modern en suite bathroom and then a large dressing room, although this could be an interconnecting fourth bedroom/nursery.

Outside: This property sits on a lovely corner plot with Western Avenue. There is a secluded area of south-facing garden to the front with lawned and paved areas and attractive borders. The driveway off Western Avenue gives off road parking and there is a modern timber garage measuring 5.25m x 3.83m with power. Adjoining this there is then a low-maintenance 'courtyard' paved garden which also has a potting shed.

EPC: D, 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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