



PETTENGELLS
ESTATE AGENTS

9 Carlton Avenue, Barton On Sea, Hampshire, BH25 7PS
Asking Price £475,000

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

- House in need of significant refurbishment
- Planning permission granted for superb large extension
- Lovely location close to seafront
- Chain free sale
- South facing garden, large plot
- Driveway and garage
- NFDC planning reference 25/10006





OPPORTUNITY TO PURCHASE AN EXCITING REFURBISHMENT PROJECT OFFERING FANTASTIC POTENTIAL, HOUSE IS NOT CURRENTLY HABITABLE OR LIKELY MORTGAGABLE. PLANNING IS GRANTED, SEE NFDC PLANNING SITE REFERENCE 25/10006 FOR INFO ON A SIGNIFICANT EXTENSION. PLEASE CALL US FOR MORE INFORMATION.

Accommodation: There is an entrance hall leading to a living room, as well as a kitchen/dining room downstairs. Upstairs, three bedrooms and a bathroom.

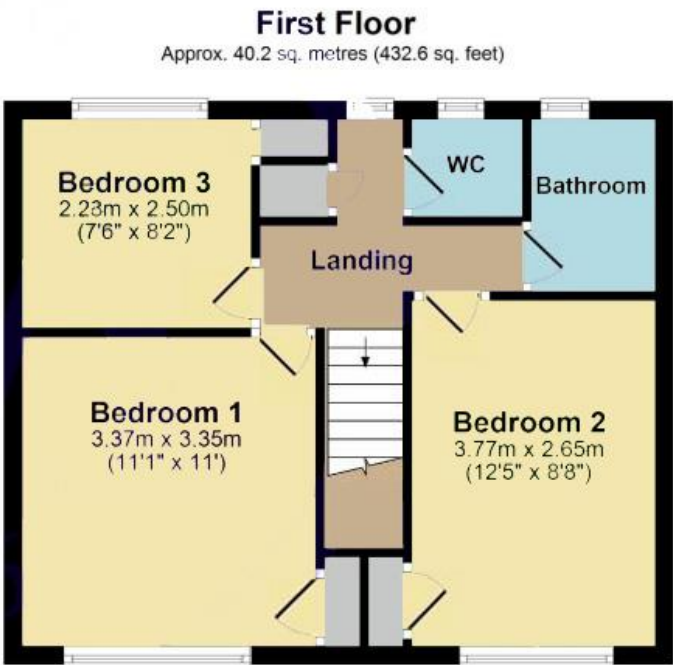
Outside: The house sits on a large plot with mainly lawned gardens to the front and rear although these require some tlc, adjoining the house is a single garage off the driveway.

EPC: G, Council tax band: D, Tenure: Freehold

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Exsisting floor plan, see images 12 & 13 for potential one

Total area: approx. 78.9 sq. metres (849.1 sq. feet)
9 Carlton Ave, Barton On Sea

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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