



PETTENGELLS
ESTATE AGENTS

The Cottage, First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP
Asking Price £525,000

The Cottage, First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP

- Delightful period cottage
- Close to seafront
- Chain free sale
- Lovely gardens
- Spacious accommodation with scope to modernise
- Large living room
- Separate dining room
- First floor bathroom and downstairs cloakroom/WC
- Three double bedrooms
- Kitchen/breakfast room overlooking garden





WONDERFUL OPPORTUNITY TO PURCHASE ONE OF BARTON ON SEA'S ORIGINAL COTTAGES DATING BACK ORIGINALLY TO THE 19TH CENTURY.

This deceptively spacious dwelling is situated just a stone's throw from the seafront and offered as a chain free sale.

Accommodation: The entrance hall leads into a wonderful double aspect living room with fireplace. There is a dining room which leads into a kitchen/breakfast room overlooking the rear garden. There is a downstairs cloakroom. The first floor landing opens to three double bedrooms and a bathroom. Bedroom one has a further adjoining room which has been used as a study but could equally be a dressing room or ensuite in the future.

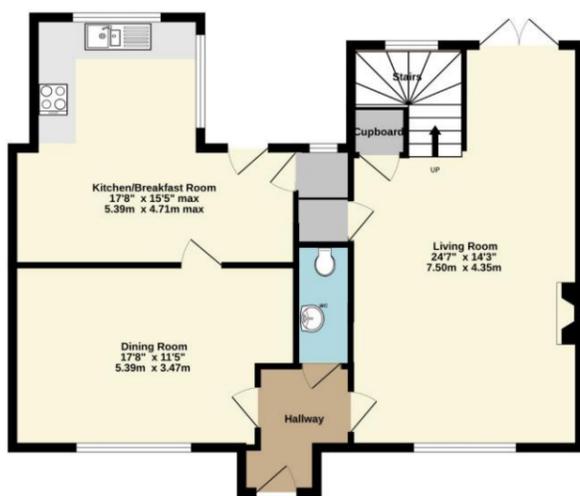
Outside: To the front there is an area of garden. Please note this cottage does not have off road parking, although there is no restricted parking on the road. The rear garden is a lovely feature with lawned and paved areas. There's also a shed and summer house.

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

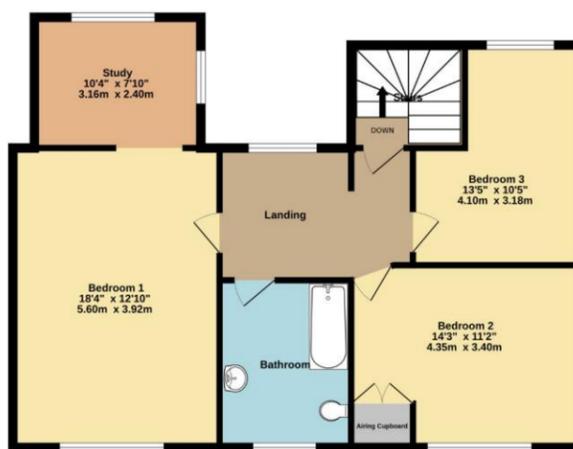
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GROUND FLOOR
845 sq.ft. (78.5 sq.m.) approx.



1ST FLOOR
836 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1681 sq.ft. (156.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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. 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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