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Aqua Vista, 1a First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP
Asking Price £1,495,000

Aqua Vista, 1a First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP

- Contemporary brand new detached house
- Four double bedrooms
- Living room and balcony with sea view
- Two ensuite shower rooms & bathroom
- Well appointed luxury kitchen
- Lovely location, stones throw from Barton cliff top
- Drive & large garage
- Very spacious high spec' residence
- New build warranty
- Garden to rear

View to left from balcony





FABULOUS & SPACIOUS 'ONE OFF' BRAND NEW HOME, SITUATED JUST A STONES THROW FROM BARTON SEA FRONT AND ENJOYING SEA VIEWS.

Accommodation: Entrance hall has good storage, a staircase leading up, and integral access to the garage, which has a utility room off it. The spectacular open plan living space comprises living, dining and a very well appointed kitchen with extensive integrated appliances and feature central island/breakfast bar. There are three bedroom ground floor bedrooms, one of which has an ensuite shower room, and there is then a lovely family bathroom. First floor landing has a large feature roof light and also accesses the media/store room. There is a first floor lounge opens to the expansive balcony, both enjoying a lovely sea view off to the side. The generously proportioned main bedroom is also upstairs, with a marvellous ensuite shower/wet room and a dressing room.

Outside: To the front of the house the paved drive gives off road parking and leads to the large integral garage with electric door. There are shrub borders. The rear garden has been laid out for 'ease of maintenance' with artificial grass, paved patio and further shrub borders.

Tenure: Freehold, Approx floor area including garage and balcony: 2477 sq ft (230 sq m)

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

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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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