



**PETTENGELLS**  
ESTATE AGENTS

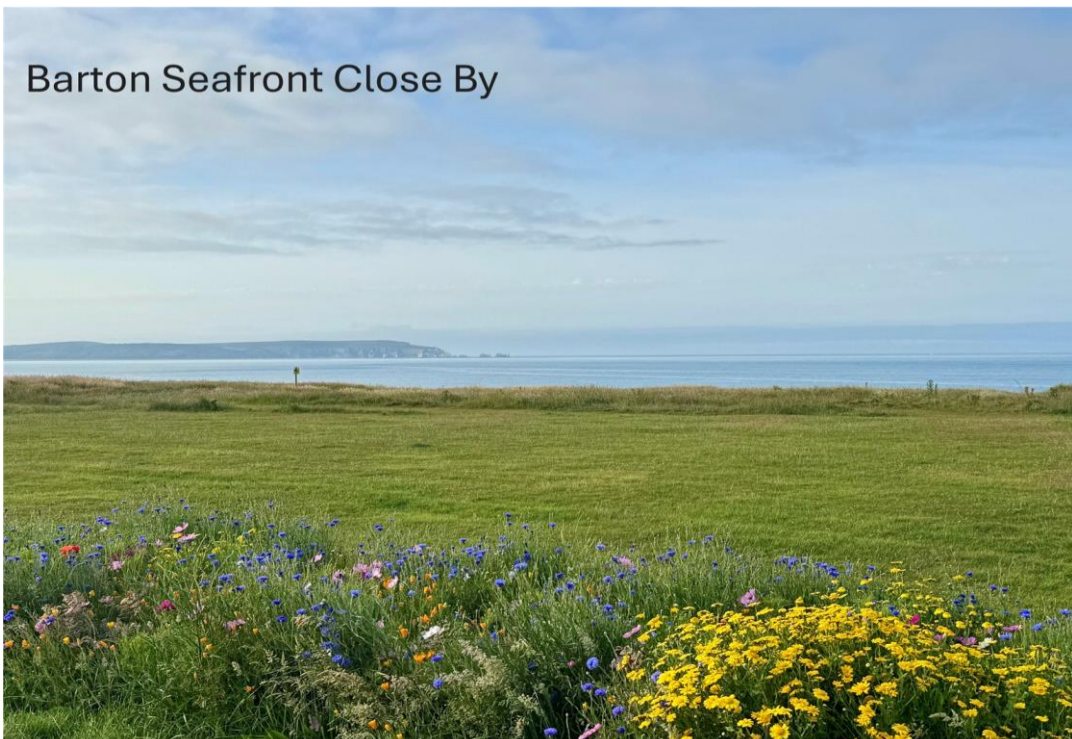
18 The Cottages, 2 Marine Drive, Barton On Sea, Hampshire, BH25 7EF  
Asking Price £475,000

18 The Cottages, 2 Marine Drive, Barton On Sea,  
Hampshire, BH25 7EF

- A short walk to the beach
- Three bedrooms
- Master bedroom with ensuite shower room
- Main bathroom
- Living room
- Dining room and conservatory
- Ground floor WC
- Garage in a block
- Allocated parking to the front
- Chain free sale



Barton Seafront Close By





**A THREE BEDROOM PENNYFARTHING BUILT SEMI DETACHED HOUSE, A SHORT WALK TO THE BEACH, OFFERED CHAIN FREE**

**Accommodation:** Front door opens into hallway with door into cloakroom/WC, a door then enters into the spacious living room, which is then archwayed into the dining room and in turn leads into the conservatory with double doors onto the private rear garden. There is a well appointed kitchen also overlooking the rear garden. On the first floor there are three bedrooms with the master bedroom having some sea views, a wide range of fitted wardrobes and an ensuite shower room. There is a further family bathroom with shower over to compliment. Access to the loft is from the landing where there is a ladder and offers further potential to create a third floor (subject to planning).

**Outside:** There is allocated parking directly outside number 18 with a garage in a block opposite. The attractive front garden is low maintenance. There is a gate to the side which leads into the rear garden which is also low maintenance and has mature shrub and flower borders.

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

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



**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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