



**PETTENGELLS**  
ESTATE AGENTS

Link Cottage, First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP  
**Offers Over £500,000**

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

- Three Bedroom seaside cottage
- Living Room with bi-folds
- Superb kitchen/Dining Room
- Close to the Beach
- Shower room plus
- Ensuite bathroom
- Downstairs Cloakroom
- Attractive courtyard garden
- Garage
- Freehold







ATTRACTIVE CHARACTER COTTAGE SITUATED JUST A STONES THROW FROM BARTON SEAFRONT.

Accommodation: An attractive sun lounge/porch at the front leads into the main hallway. There is a lovely living room with bi-fold doors to the front garden. A double aspect living room and dining room opens to front and rear gardens and there is a downstairs cloakroom. Upstairs there is an attractive landing with sea glimpse in the distance. Then there are three bedrooms. Bedroom one is particularly impressive and has an en suite bathroom as well as fitted wardrobe. There is also a main shower room. Gas central heating plus additional under floor heating in living room and kitchen.

Outside: To the front is an area of attractive 'low maintenance' garden and similarly to the rear. There is a garage.

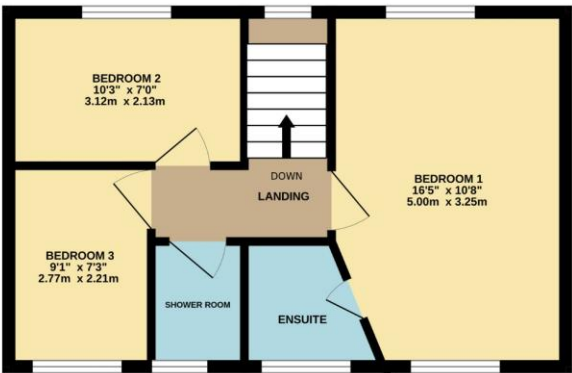
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GROUND FLOOR  
443 sq.ft. (41.2 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 845 sq.ft. (78.5 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. 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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