



PETTENGELLS
ESTATE AGENTS

70 Barton Drive, Barton On Sea, Hampshire, BH25 7JL
Asking Price £850,000

70 Barton Drive, Barton On Sea, Hampshire,
BH25 7JL

- Extended Four Bedroom Detached House
- Vaulted master bedroom suite with dressing area and en suite
- Further family Bathroom and Ground Floor WC
- Stunning Kitchen/Dining/Family room
- Impressive lounge
- Separate snug opening onto rear garden
- Utility room
- Integral large garage measuring 21' x 11'8 narrowing to 8'9
- Gas fired central heating and double glazed
- Vendor suited





A SPECTACULAR FOUR BEDROOM THREE RECEPTION ROOM DETACHED FAMILY HOUSE PRESENTED IN STUNNING CONDITION SITUATED IN BARTON ON SEA

Accommodation: A handy entrance porch leads into the spacious hallway with door leading into the incredible impressive and well appointed kitchen/dining/family room which runs from front to back with the dining area looking over the front and the kitchen at the rear overlooking the rear garden. The 18' living room has views to the front with double doors leading into the separate triple aspect snug at the rear. To complement the spacious ground floor accommodation there is a ground floor WC, spacious utility room where the gas boiler is located with plumbing for washing machine and tumble dryer, door leading to the rear garden and also a door leading into the large integrated garage measuring 6.43m x 3.6m (narrowing to 2.73m) (21' x 11'8 narrowing to 8'9) with electric roller door. On the first floor the master bedroom suite has a vaulted ceiling with dressing area with comprehensive range of built in wardrobes which in turn leads into the en suite shower room. There are three further good sized bedrooms and family bathroom.

Outside: The front drives gives off road parking for multiple vehicles with a pleasant lawned area. A gate to the side takes you to the rear garden which has a lovely patio area, large area of lawn and a well appointed vegetable patch.

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

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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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