



PETTENGELLS
ESTATE AGENTS

43 Barton Court Road, New Milton, Hampshire, BH25 6NW
Asking Price £750,000

43 Barton Court Road, New Milton, Hampshire,
BH25 6NW

- Splendid character home
- Spacious accommodation
- Four well proportioned bedrooms
- Living room with fire place
- Superb New Kitchen
- New bathroom and ensuite
- Generous garden
- Large garage
- Dining/family room overlooking garden
- Separate utility room





OFFERED CHAIN FREE, THIS REFURBISHED DETACHED CHARACTER HOME WITH LARGE GARDEN, AND CONVENIENTLY SITUATED JUST A SHORT WALK FROM NEW MILTON TOWN CENTRE, BUT ALSO CLOSE TO BARTON ON SEA, I.E. WALKING DISTANCE TO THE BEACH.

Accommodation: The welcoming entrance hall leads into a lovely living room with fireplace. There is a downstairs cloakroom. The well appointed new kitchen overlooks the rear garden and leads into a dining/family room with the same view to the rear. There is a separate utility room with door to garden and internal access into the garage. The first floor landing leads to four well proportioned bedrooms, i.e. none of them are small. Bedroom one has a ensuite shower room and there's a family bathroom.

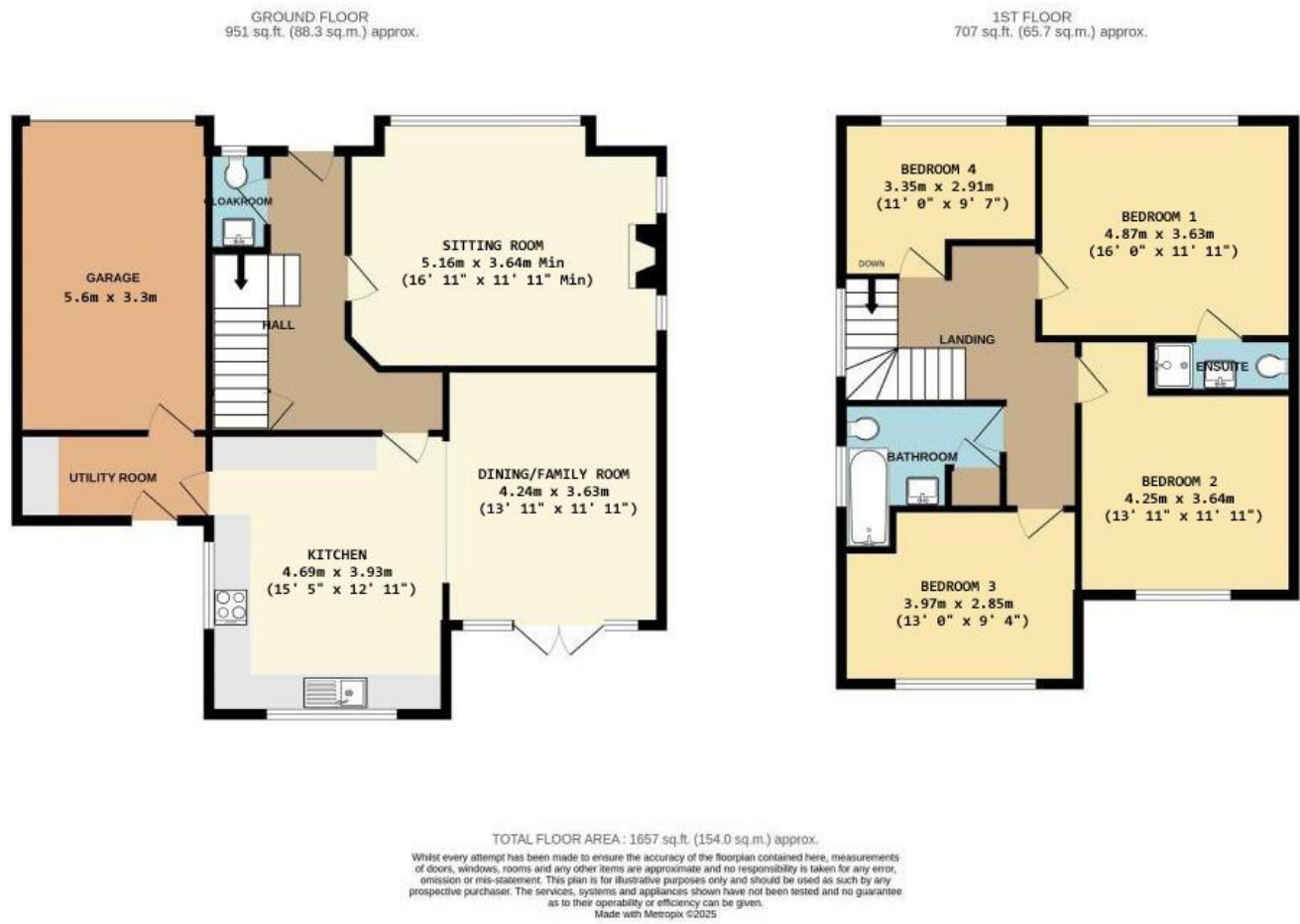
Outside: The house sits on a wide plot with extensive off-road parking to the front plus a garden area. The rear garden is a good size and with a paved patio adjoining the rear of the house. The garage measures 5.6m x 3.3m and is therefore a good useable size and has power supplied.

EPC: E, Council tax band: E, 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. 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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