



**PETTENGELLS**  
ESTATE AGENTS

7 Dolphin Place, Barton On Sea, Hampshire, BH25 7DR  
Asking Price £499,950

## 7 Dolphin Place, Barton On Sea, Hampshire, BH25 7DR

- Impressive and spacious Georgian style house
- One road back from the sea front
- Three bedrooms
- Large living room
- Garage and gardens
- Impressive kitchen/dining room
- Upstairs shower room, downstairs WC
- Near the lovely Long Meadow
- Sea glimpses from upstairs
- Tucked away Cul-de-sac location





SUPERB SPACIOUS HOUSE, JUST A SHORT WALK BACK FROM BARTON BEACH AND INDEED WITH SEA GLIMPSES FROM UPSTAIRS.

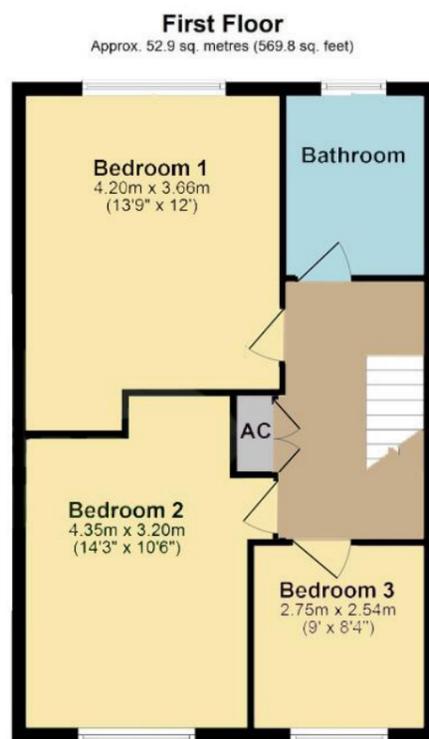
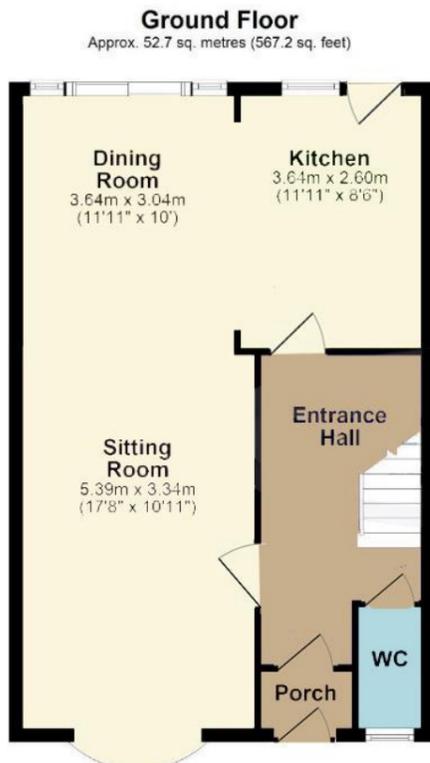
Accommodation: There is a welcoming entrance hall leading into a bright south facing living room with bay window. This then leads into the splendid kitchen/dining room which overlooks the rear garden. The modern kitchen is well appointed. There is the benefit of downstairs cloakroom. Upstairs there are three bedrooms, two large doubles and a reasonable size third bedroom and from bedrooms one and three, there is a distant sea glimpse (weather permitting). There is then a modern shower room.

Outside: To the front of the house is an area of lawned garden and the back garden has been laid out for 'ease of maintenance', i.e. mainly paved. From here there is a gate leading around to the garage in a block.

EPC: B, Council tax band: D, Tenure: Freehold, approx floor area: 1137 sq ft

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



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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7 Dolphin Place, Barton on Sea, New Milton

**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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