



PETTENGELLS
ESTATE AGENTS

21 Beach Avenue, Barton On Sea, Hampshire, BH25 7EH
Asking Price £985,000

21 Beach Avenue, Barton On Sea, Hampshire,
BH25 7EH

- Stunning 5 double bedroom detached house
- 3 Ensuite bathrooms and main family bathroom
- Impressive kitchen/breakfast room
- Separate dining room/home gym
- First floor laundry room
- Sea views from the first and second floor
- Detached garage and studio room to the rear
- Beautifully manicured south facing rear garden
- One road back from Barton on Seafront
- Double glazed and gas fired central heating





AN IMMACULATE AND BEAUTIFULLY PRESENTED FIVE BEDROOM, FOUR BATHROOM, FOUR RECEPTION ROOM DETACHED FAMILY HOME SET ONE ROAD BACK FROM BARTON SEA FRONT.

This unique property has been fully renovated throughout over the last five years to a high specification. The home is entered via a double fronted glass porch with excellent storage, leading into a large reception hall. This showcases a beautiful oak and glass staircase rising from the ground floor throughout the house to the top floor. Off the main hallway is a stylish guest WC. Leading from the hallway is an expansive sitting room featuring elegant wall panelling, a quartz fireplace, luxury wood flooring, and a large bay window overlooking the garden and contemporary patio. At the heart of the home sits a stunning, light filled kitchen with white quartz worktops, a large central island, and sleek, modern styling, all enjoying views across the garden. Opening off both the kitchen and sitting room is a large games room surrounded by the garden, which also serves as a dining room. A further reception room has been thoughtfully converted into a gym. The first floor offers three double bedrooms, a separate lounge, and an en suite to the master bedroom. A luxury family bathroom features a Villeroy & Boch bath, wall hung cabinet, and a large walk in shower. Adjacent is a modern and well appointed laundry room with floor to ceiling storage, double sinks and oak worktops. The top floor enjoys an abundance of natural light and impressive ceiling heights, completing the home with two exceptionally spacious en suite bedrooms, both benefiting from sea views.

The beautifully manicured south facing rear garden enjoys sunlight throughout the day. It has been professionally landscaped with palm trees, tropical plants, a summer house, and contemporary patio on all sides. The property further benefits from a detached garage and a separate studio room to the rear. The front of the property benefits from a spacious driveway providing ample parking for multiple vehicles, with additional space to accommodate a boat.

EPC: C, Council tax band: F, Tenure: Freehold

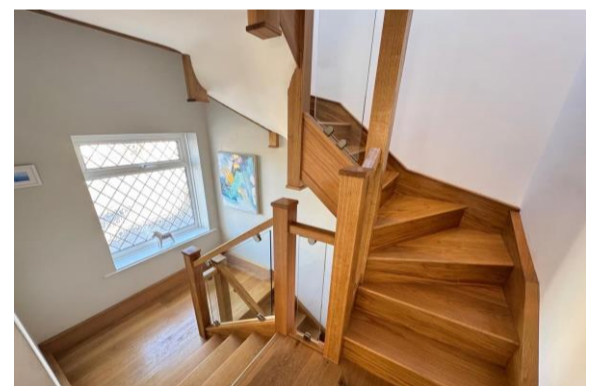
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21 Old Milton Road, Hampshire, BH25 6DQ | 01425 629100 | newmilton@pettengells.co.uk | www.pettengells.co.uk



TOTAL FLOOR AREA : 2576 sq.ft. (239.3 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. 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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