



PETTENGELLS
ESTATE AGENTS

107 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7EY
Asking Price £599,950

107 Barton Court Avenue, Barton On Sea,
Hampshire, BH25 7EY

- Fantastic location a stones throw from Barton sea front
- Huge potential for improvement and modernisation
- Incredibly versatile accommodation
- Five bedrooms
- Ground floor bathroom and first floor shower room
- Kitchen/dining room and separate utility room
- Dual aspect lounge
- Ground floor storerooms/possible accommodation (stp)
- Huge outbuildings/carport/garaging
- In and out drive



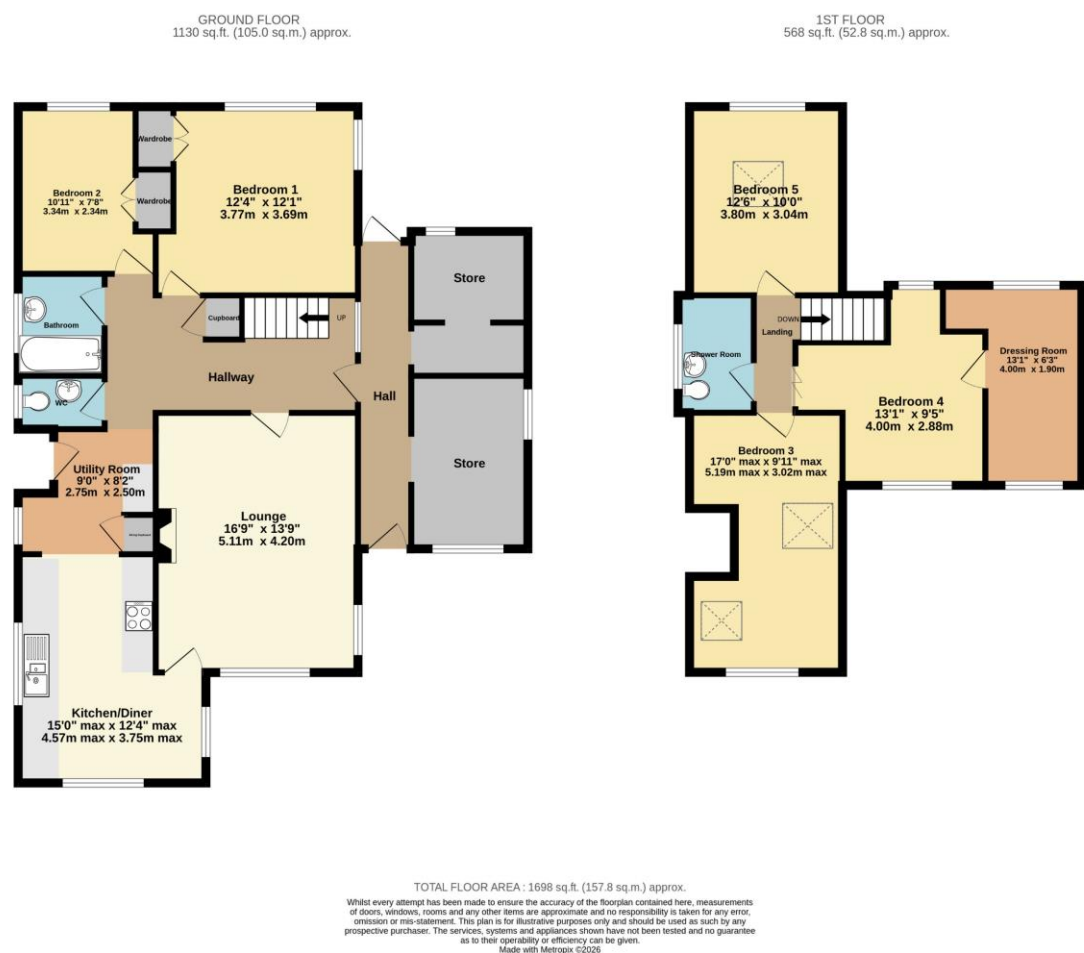


Accommodation: The front door leads into the hallway with two storerooms which could be turned into further ground floor accommodation subject to planning and building regulations, with door into the main hallway and stairs to the first floor. Door leads into the dual aspect lounge with return door leading into the L shaped kitchen/dining room which then leads into the utility room and with door to the outbuildings. There are two double bedrooms on the ground floor with a bathroom and separate WC. On the first floor there are three further bedrooms with sea views from the front bedroom. One of the bedroom has been made into a bedsit with kitchen area and lounge area which all combined could become the master bedroom suite with dressing room and ensuite.

Council tax band: E, EPC: 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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