



PETTENGELLS
ESTATE AGENTS

1a Fairfield Road, Barton On Sea, Hampshire, BH25 7NJ
Asking Price £535,000

1a Fairfield Road, Barton On Sea, Hampshire,
BH25 7NJ

- A stunning semi detached cottage style property
- Versatile and flexible accommodation
- Fabulous kitchen/dining/living room
- First floor master suite with dressing room and en suite
- Bedroom two on the ground floor
- Family bathroom on the ground floor
- Beautiful lounge (or bedroom 3) with doors onto courtyard
- Landscaped gardens with outbuildings
- Driveway
- A short stroll to Barton sea front with its restaurants and shops





Accommodation: The front door opens into the welcoming and spacious hallway with flight of stairs to the first floor. Door leads into the spectacular vaulted kitchen with built in twin ovens, hob, microwave and dishwasher, with a centre island and breakfast bar. The dining and lounge area has space for dining table and sofa with bi-fold doors leading to the gardens with also window to the front. The separate lounge at the rear has double doors leading to the courtyard garden with also a built in storage cupboard (this could also become bedroom three) Bedroom two is a good size double bedroom with also a built in cupboard, with a beautifully appointed ground floor shower room with walk in double shower, WC and wash hand basin. On the first floor you have the master suite with open plan dressing room which in turn leads to the master bedroom with a pleasant dual aspect. The dressing area leads to the spacious and modern ensuite bathroom with large bath with shower over, WC and wash hand basin.

Please note there is a small area of 'floating freehold' on the ground floor cupboards in bedroom two and the lounge.

Council tax band: C, Tenure: Freehold

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TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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