PETTENGELLS
ESTATE AGENTS

Mansard, 6 Christchurch Bay Road, Barton On Sea, Hampshire, BH25 7NU
Asking Price £625,000

Mansard, 6 Christchurch Bay Road, Barton On Sea, Hampshire, BH25 7NU

- Character home with great potential
- Close to Barton sea front
- Chain free sale, subject to probate
- Secluded gardens
- Two garages
- Three first floor bedrooms
- Potential ground floor fourth bedroom
- Lovely lounge
- Dining room
- Conservatory

WE ARE PLEASED TO OFFER THIS CHARACTER THREE/FOUR BEDROOM DETACHED HOME SITUATED IN A DELIGHTFUL LOCATION, JUST A STONES THROW FROM BARTON CLIFF TOP. THE PROPERTY OFFERS GREAT FUTURE POTENTIAL TO MODERNISE, CHAIN FREE SALE (subject to probate).

Accommodation: There is an attractive entrance with feature arched open porch. The front door then opens to the hallway and then in turn a lovely double aspect living room. This has doors to the conservatory which overlooks the garden. There is a second reception room, perhaps dining room, this then has a door to a further room which could be a study or maybe a ground floor bedroom. There is a kitchen and then a rear lobby leading outside and a downstairs cloakroom. The first floor landing opens to three bedrooms, a bathroom and a first floor cloakroom. The main bedroom is particularly spacious and there would be scope to divide this into two bedrooms, giving four in total on the first floor without extending.

Outside: Mansard sits on a lovely secluded corner plot with gardens to all four sides, pedestrian access is off Christchurch Bay Road with lawned areas and mature borders, this extends to the southwest side and eventually to the rear where there is an area of main garden and here is also the main garage (5.3m x 2.8m) with driveway in fact off Barton Wood Road. There is then a further basic timber garage/store measuring 5.3m x 3.1m.

EPC: E, Tenure: Freehold

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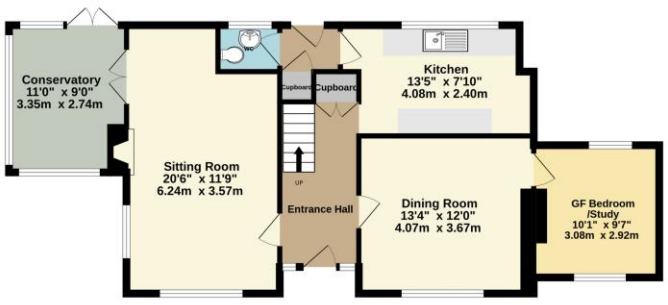
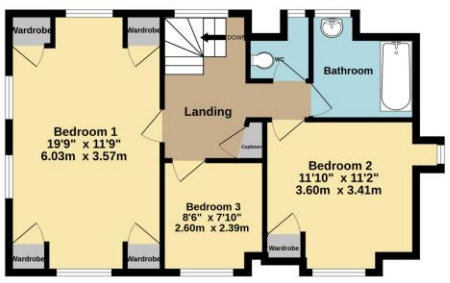
GROUND FLOOR
803 sq.ft. (74.6 sq.m.) approx.



1ST FLOOR
598 sq.ft. (55.6 sq.m.) approx.



TOTAL FLOOR AREA : 1401 sq.ft. (130.1 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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