



PETTENGELLS
ESTATE AGENTS

4 Barton Lane, Barton On Sea, Hampshire, BH25 7PL
Offers in the region of £675,000

4 Barton Lane, Barton On Sea, Hampshire, BH25 7PL

- Tastefully Presented Home
- 18' x 18' Living Room With Log Burner
- Four Bedrooms & Three Bathrooms
- Superb 27' Kitchen
- Low Maintenance Courtyard Gardens
- Chain free sale
- Close To Sea Front
- Extended & Refurbished





SPLENDID HOME NEAR SEA FRONT, CHAIN FREE SALE!
This extended and refurbished four bedroom detached house enjoys a lovely location. Three bath/shower rooms, superb 18' x 18' living room with log burner, impressive large kitchen/family room. Courtyard style gardens.

ACCOMMODATION: There is a wonderful main living room with log burner. There is a well appointed large kitchen/dining room, separate utility room and a downstairs shower room. Upstairs there are four bedrooms and a bathroom, and potential ensuite in future. Part underfloor heating and part radiators.

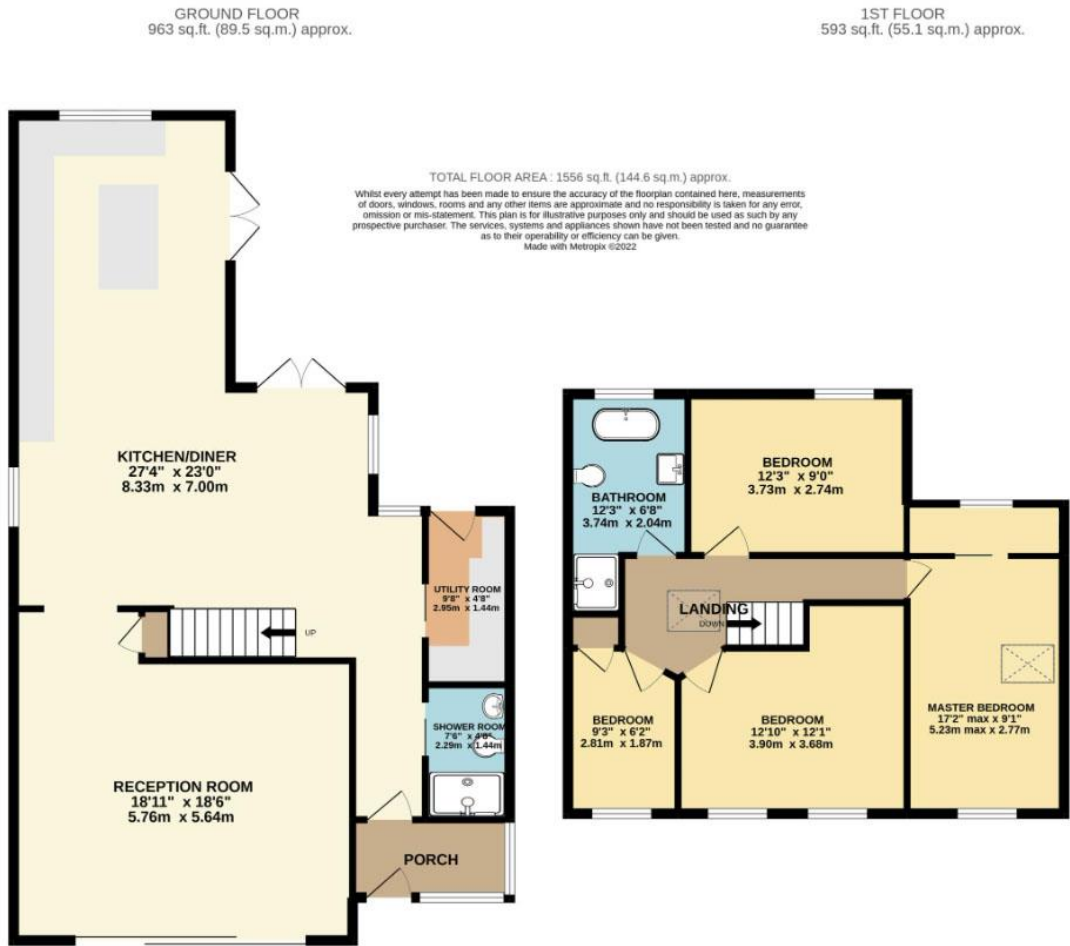
Outside: The driveway gives off road parking and there are courtyard gardens with the garden at the front facing south.

NOTE: The photos on this brochure are mainly 'library' pictures from when we had the house on the market a couple of years ago. The house does now require a little cosmetic 'love' and there have been a few changes, i.e. there is now an enclosed front porch. In the main bedroom there is the potential for an ensuite shower room in the future.

EPC: C, Current Council tax band: D, 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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