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55 Barton Drive, Barton On Sea, Hampshire, BH25 7JH
Asking Price £500,000

55 Barton Drive, Barton On Sea, Hampshire, BH25 7JH

- Detached house in good road
- Pleasant gardens
- Living room with log burner
- Well appointed kitchen
- Separate utility room
- Three bedrooms, Three WCs
- Modern shower room
- Lots of off road parking
- 20' x 12' garage
- Gas central heating













DETACHED FOUR BEDROOM HOUSE IN GREAT LOCATION BETWIXT TOWN AND BEACH.

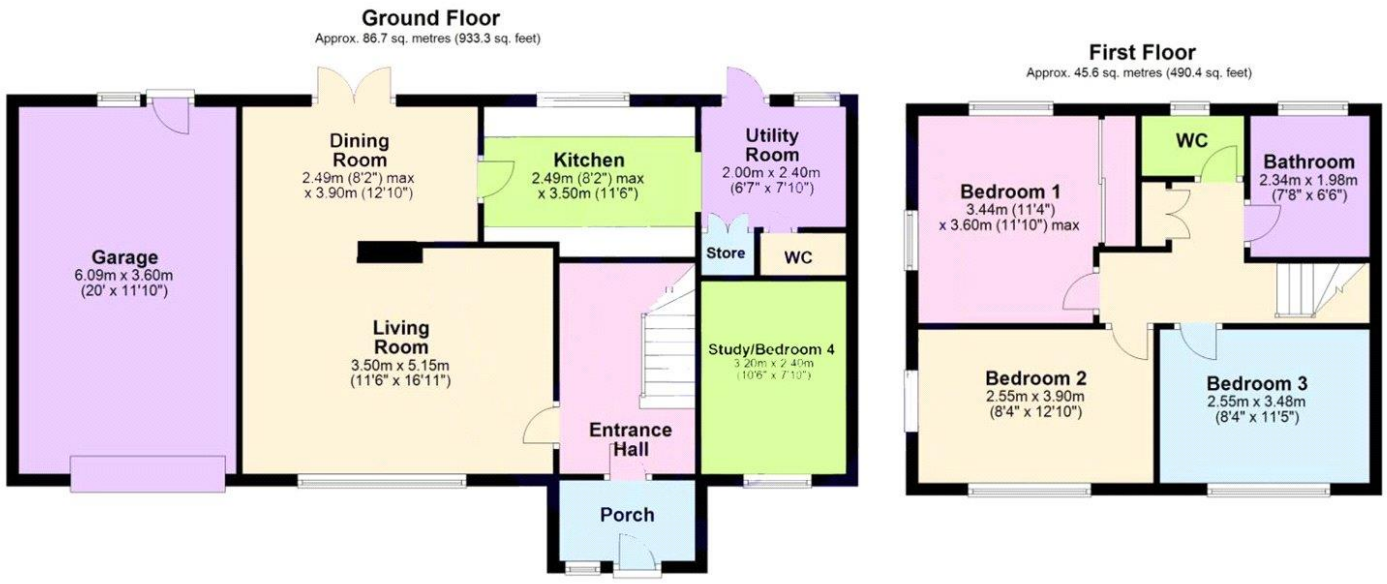
Accommodation There is an entrance porch which opens to the hallway and this in turn leads into the living room which has an open plan design continuing into a dining room which opens out to the garden. There is then a well-appointed kitchen also overlooking the rear garden and a separate utility room and downstairs cloakroom. There is a further room that could perhaps be a study or ground floor fourth bedroom. The first floor landing leads to the three bedrooms with even bedroom three being a reasonable size, and there is an impressive shower room and a cloakroom next to it, so three WC's in total.

Outside: To the front there is lots of off-road parking and leading to the large garage measuring 6.29m x 3.57m with electric door. The rear garden enjoys an approx westerly aspect and has mainly lawned and paved areas as well as a useful brick built shed measuring 3.2 m x 2.7m which has power supplied and could even perhaps be converted to a home office.

Council tax band: D, Tenure: Freehold, Approx floor area: 1423 sq ft including garage

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

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"Whilst every attempt has been made to ensure the accuracy of this floor plan, the 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."







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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