



PETTENGELLS
ESTATE AGENTS

Midsummer, 63 Barton Court Avenue, Barton On Sea, Hampshire, BH25 7ET
Asking Price £850,000

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- Fabulous character residence
- Lovely quiet lane
- Walking distance to beach
- Chain free sale
- Four well presented bedrooms
- Bathroom and ensuite
- Two splendid reception rooms
- Impressive kitchen
- Extensive driveway and garage
- Pleasant gardens

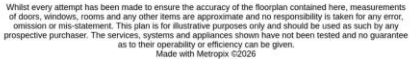




Outside: The house sits in a lovely plot which is particularly wide at the front where there is a low maintenance garden with attractive shrubs. An extensive driveway with space to turn leads to the detached garage with power (4.85m x 3.12m). The pleasant rear garden is a lovely feature with lawn and paved areas, further shrubs, a summer house and shed.

Council tax band: F, Tenure: Freehold, approx floor area 1450 sq ft

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



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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