

PETTENGELLS
ESTATE AGENTS

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

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- Fabulous character home offered chain free
- Peaceful private lane, close to beach
- Impressive amenities nearby
- Offering coastal/forest wellbeing lifestyle
- Family accommodation including four bedrooms
- Two wonderful reception rooms
- Superb kitchen/breakfast room opening to garden
- Bathroom and ensuite
- Wide driveway, parking for several cars & garage
- Pleasant garden with shed and summer house













WE ARE DELIGHTED TO OFFER 'CHAIN FREE', THIS SPLENDID CHARACTER RESIDENCE WITH FOUR LOVELY BEDROOMS, TWO BATHROOMS AND TWO WONDERFUL RECEPTION ROOMS. SITUATED IN A QUITE PRIVATE LANE BUT JUST A SHORT WALK BACK FROM BARTON BEACH.

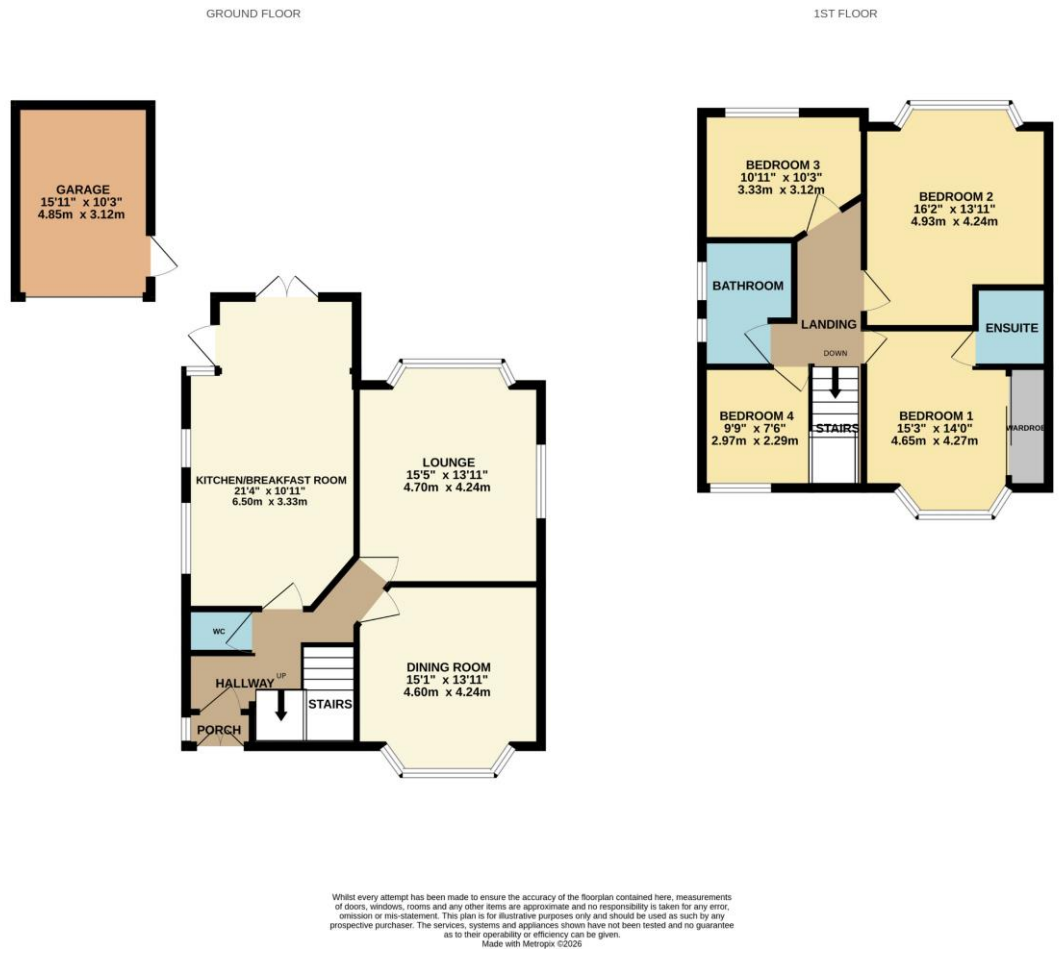
Accommodation: There is a feature arched front door which leads to porch and then a welcoming entrance hall with downstairs cloakroom. There are two splendid and spacious reception rooms, each with bay windows with attractive outlooks and both with feature fireplace. The delightful kitchen/breakfast room is well appointed, overlooks and opens out to the rear garden. The first floor landing leads to the four well proportioned bedrooms. The two main bedrooms are exceptionally spacious and have fitted wardrobes and bedroom one has an en suite shower room. The further bedrooms are served by an impressive family bathroom.

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

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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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