



PETTENGELLS
ESTATE AGENTS

3 Mitchell Close, Barton On Sea, Hampshire, BH25 7BX
Guide Price £685,000

3 Mitchell Close, Barton On Sea, Hampshire, BH25 7BX

- Superb bungalow in quiet cul-de-sac
- Three bedrooms
- Lovely living room
- Kitchen/breakfast room
- Bathroom
- Pleasant gardens, drive & garage
- Lovely outlook to front
- Sought after location close to Long Meadow
- Chain free sale
- Walking distance to beach





SUPERB BUNGALOW IN SOUGHT AFTER LOCATION, OFFERED CHAIN FREE.

Accommodation: There is a splendid large reception hall. There is a bright lounge with pleasant outlook. The kitchen/breakfast overlooks the rear garden and also houses the gas boiler. There are three bedrooms, two doubles and a single, and a bathroom.

Outside: To the front of the bungalow is an area of mainly lawned garden as well as tarmacadam driveway giving good off road parking which also then leads along the side of the property to the detached single garage measuring 5m x 2.75m (16'4" x 9'), behind this is a useful store. The rear garden is mainly lawned on two levels plus a nice patio adjoining the bungalow. To the front of the bungalow opposite is a particularly nice outlook as unusually there are only bungalows on the one side of this road. At the end of Mitchell Close is access to Long Meadow. From here it is just a short walk to the cliff top with lovely coastal views.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area 126 sq m, 1356 sq ft

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TOTAL FLOOR AREA: 919 sq.ft. (85.3 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. The flood risk is deemed as 'very low' unless stated otherwise. 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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