



**PETTENGELLS**  
ESTATE AGENTS

50 Wavendon Avenue, Barton On Sea, Hampshire, BH25 7LS  
**Asking Price £750,000**

## 50 Wavendon Avenue, Barton On Sea, Hampshire, BH25 7LS

- Delightful spacious character bungalow
- Chain free sale
- Walking distance to seafront
- South facing garden
- Four bedrooms, three bathrooms
- Impressive kitchen
- Splendid lounge/orangery
- Dining/family room
- Useful & flexible outbuildings
- Extensive driveway for parking







SELLERS MOTIVATED TO SELL WITH NO FORWARD CHAIN AND OFFERS UNDER LISTED PRICE WILL BE GIVEN SERIOUS CONSIDERATION. FANTASTIC OPPORTUNITY TO PURCHASE THIS DELIGHTFUL FOUR BEDROOM CHALET BUNGALOW WITH SOUTHWEST FACING REAR GARDEN. THE PROPERTY ALSO BENEFITS FROM TWO LARGE RECEPTION ROOMS AND THREE BATHROOMS. THIS SPLENDID COASTAL RESIDENCE HAS BEEN FINISHED TO A PARTICULARLY HIGH STANDARD WITH MATERIALS INCLUDING SOLID OAK, TRAVERTINE MARBLE AND GRANITE.

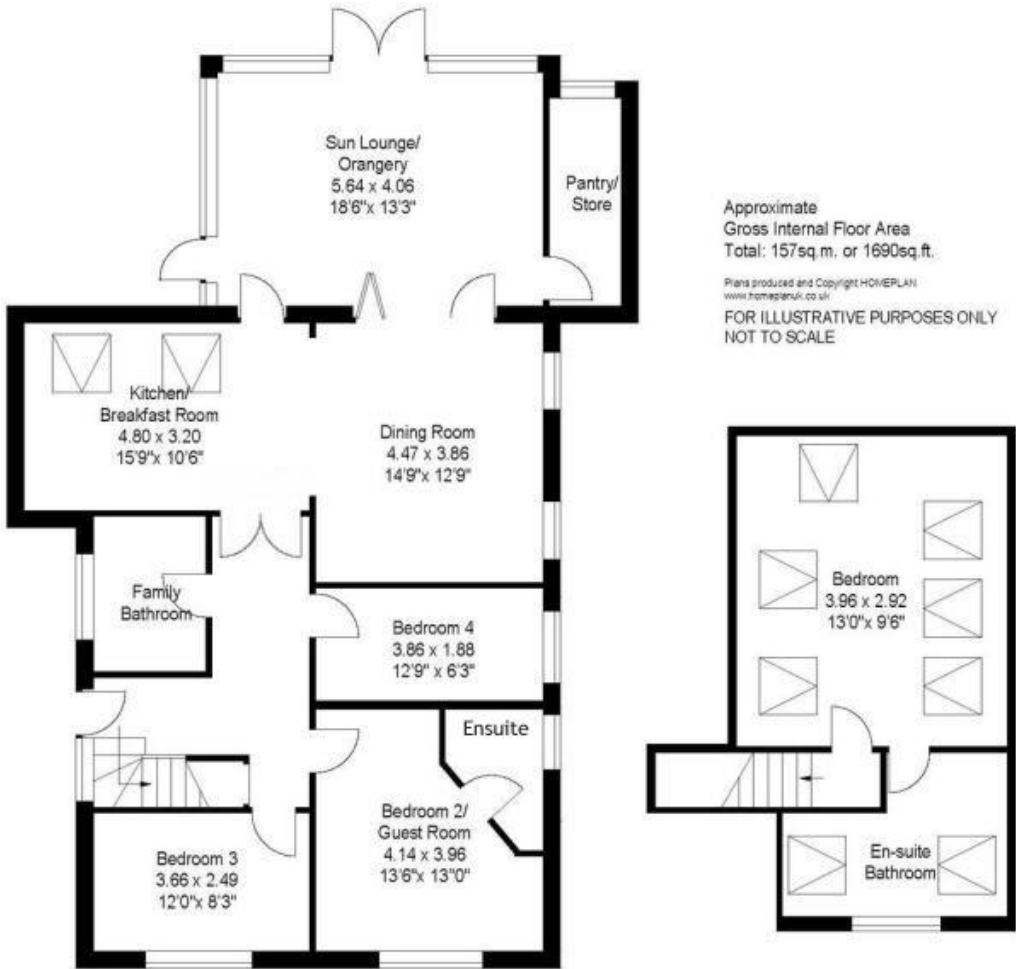
Accommodation: There is a porch and a lovely welcoming entrance hall. There is an attractive kitchen/breakfast room which has a feature vaulted ceiling and leads into a large dining/family room. There is then a living room/orangery overlooking the garden. Off this is a useful store room. There are three ground floor bedrooms, one of which has an ensuite bathroom, and the other two are served by a shower room which also has utility area. Upstairs there is a master bedroom with impressive ensuite bathroom.

Outside: To the front the drive gives lots of off road parking as well as space to turn and it extends along the side via gates to the original garage which is currently a gym, behind this is a useful hobby room/home office and there is then a shed. Delightful rear garden with its wonderful sunny aspect, presented with an array of trees and shrubs, being low maintenance and 'beach themed'. Adjoining the property is an extensive decked area ideal for alfresco dining.

EPC: C, 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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