



PETTENGELLS
ESTATE AGENTS

16 Farm Lane South, Barton On Sea, Hampshire, BH25 7BR
Asking Price £695,000

16 Farm Lane South, Barton On Sea, Hampshire,
BH25 7BR

- Spacious detached bungalow
- Flexible accommodation
- Bright four bedrooms
- Living Room
- Dining Room
- Family Room overlooking garden
- Bathroom & ensuite
- Lovely private garden
- Driveway and garage
- Well appointed kitchen





WE ARE PLEASED TO OFFER AS A 'CHAIN FREE' SALE, THIS PARTICULARLY IMPRESSIVE AND SPACIOUS FOUR BEDROOM, THREE RECEPTION ROOM, TWO BATHROOM DETACHED BUNGALOW, ALL THE ACCOMMODATION IS ON THE GROUND FLOOR OTHER THAN TWO UPSTAIRS BEDROOMS. JUST A SHORT WALK TO THE LOVELY LONG MEADOW AND THEN IN TURN TO THE CLIFFTOP.

Accommodation: There is an entrance porch leading into an impressive main hallway. The bright double-aspect lounge leads into a separate dining room and there is then a fairly modern and well-appointed kitchen. There is a main ground floor bedroom with ensuite shower room and then a further bedroom adjacent. There is a third reception room to the rear opening out to the garden which we have termed as the family room. Useful downstairs cloakroom plus a bathroom. Upstairs there are two bedrooms.

Outside: To the front of the bungalow there's an area of garden and adjoining this the paved drive gives good off-road parking as well as space to turn, this leads to the integral garage which has an electric door to the front and a door directly into the hallway of the bungalow, as well as housing the gas boiler. There is a lovely secluded rear garden which has a feature circular area. Paved patio and shrub borders.

EPC: D, Council tax band: E, Tenure: Freehold, approx floor area: 1465 sq ft

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GROUND FLOOR



1ST FLOOR

While every effort has been made to ensure the accuracy of the floor plan contained here, measurements of actual walls, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as a guide only for general information. The grounds, fixtures and appliances shown here are not intended to be guaranteed. © 2014 Pettengells Estate Agents

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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