

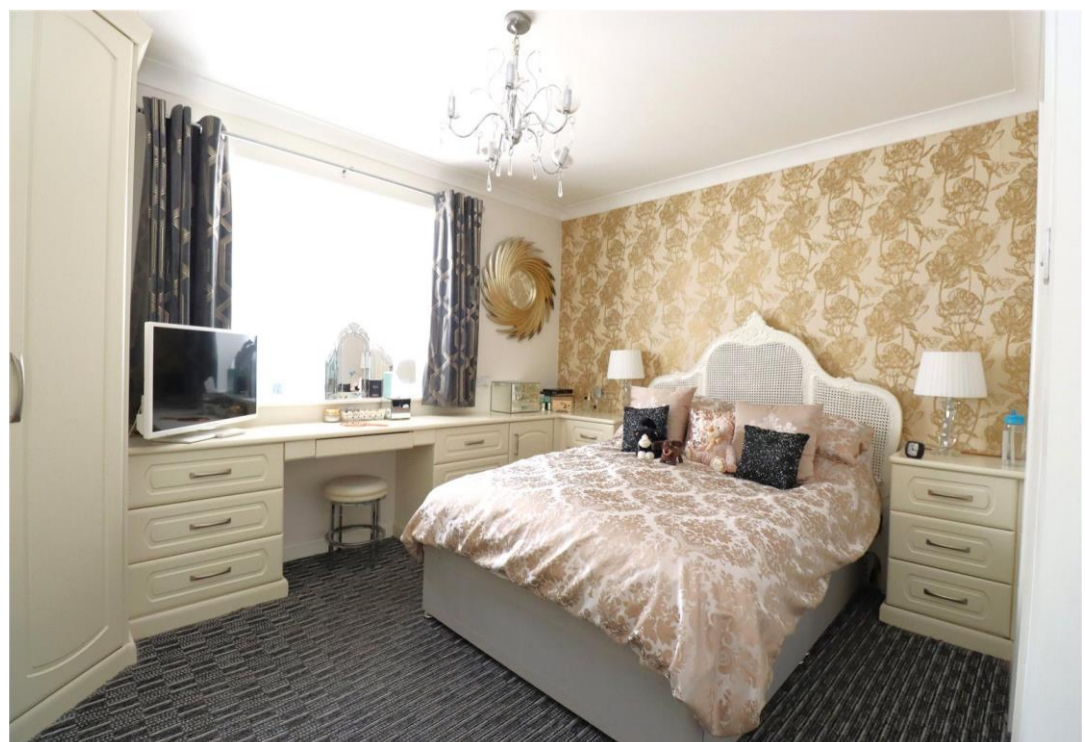


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17 Western Avenue, Barton On Sea, Hampshire, BH25 7PY
Asking Price £575,000

17 Western Avenue, Barton On Sea, Hampshire,
BH25 7PY

- Three double bedroom detached bungalow
- Kitchen/dining room opening onto the garden
- Utility room
- Large family shower room
- Ensuite cloakroom to master bedroom
- Parking for multiple vehicles to front, driveway & garage
- Gas fired central heating
- Very well presented
- Viewing recommended
- Vendor suited





A VERY WELL PRESENTED EXTENDED THREE BEDROOM DETACHED BUNGALOW IN BARTON ON SEA.

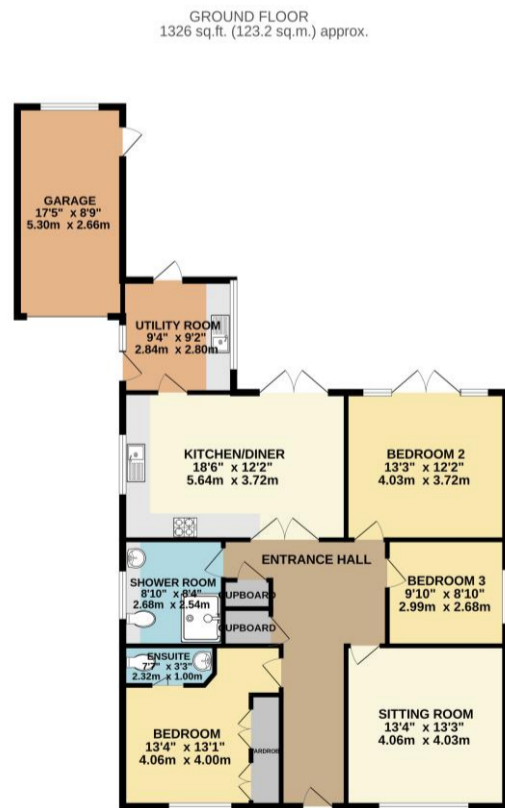
Accommodation: Front door opens into the spacious hallway with large cloaks cupboard and further storage cupboard. There are three double bedrooms with the master bedroom having a comprehensive range of built in furniture and an ensuite cloakroom. There is also a spacious family shower room to compliment. Double doors lead into the impressive kitchen/dining room with double doors to the garden and door into the utility room where the gas fired boiler is located. Further door to the garden and also to the driveway. The good sized square lounge faces the front.

Outside: The front garden is low maintenance and laid to shingle which offers plenty of parking, the driveway leads to the garage with up and over door and recently replaced roof. A door from the garage leads into the pleasant rear garden with mature shrub and flower borders, patio area and lawn.

EPC: D, Council tax band: D, Tenure: Freehold

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TOTAL FLOOR AREA: 1326 sq.ft. (123.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floor plan, 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 a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given 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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