



PETTENGELLS
ESTATE AGENTS

7 Southern Lane, Barton On Sea, New Milton, Hampshire, BH25 7JA
Asking Price £695,000

7 Southern Lane, Barton On Sea, New Milton,
Hampshire, BH25 7JA

- Premium bungalow in good location
- Pleasant garden
- Driveway and garage
- Fabulous kitchen/family room
- Living room
- Fine bathroom
- Three bedrooms
- Close to shops
- Walking distance to sea front
- Superbly presented home





MOST APPEALING DETACHED BUNGALOW WHICH HAS BEEN EXTENDED AND REFURBISHED AND ENJOYS A CONVENIENT LOCATION, CLOSE TO THE SHOPS AND AMENITIES OF OLD MILTON, BUT ALSO WALKING DISTANCE OF THE SEAFRONT.

Accommodation: There is a porch which leads to a lovely welcoming entrance hall. The living room has a feature fireplace. The superb pitched roof extension to the rear comprises a most impressive kitchen/dining/family room. The kitchen is well appointed with a feature central island/breakfast bar and there are french and bi-fold doors opening to the garden. The main bedroom is a lovely bright room with wardrobes included and bedroom two overlooks the rear garden and again has a fitted wardrobe. There is also a third bedroom and then superb bathroom.

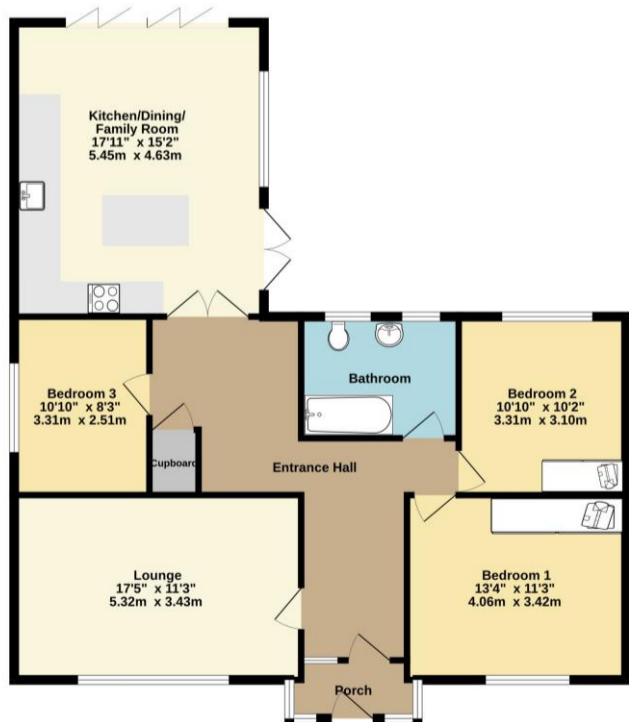
Outside: To the front is an area of lawned garden adjoining which the driveway gives off-road parking. The garage in turn adjoins the rear garden. This comprises a lawned area, paved patio, decking, shrubs and a garden shed.

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

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GROUND FLOOR
1111 sq.ft. (103.2 sq.m.) approx.



TOTAL FLOOR AREA - 1111 sq.ft. (103.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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.
Made with Hozon 02/24

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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