

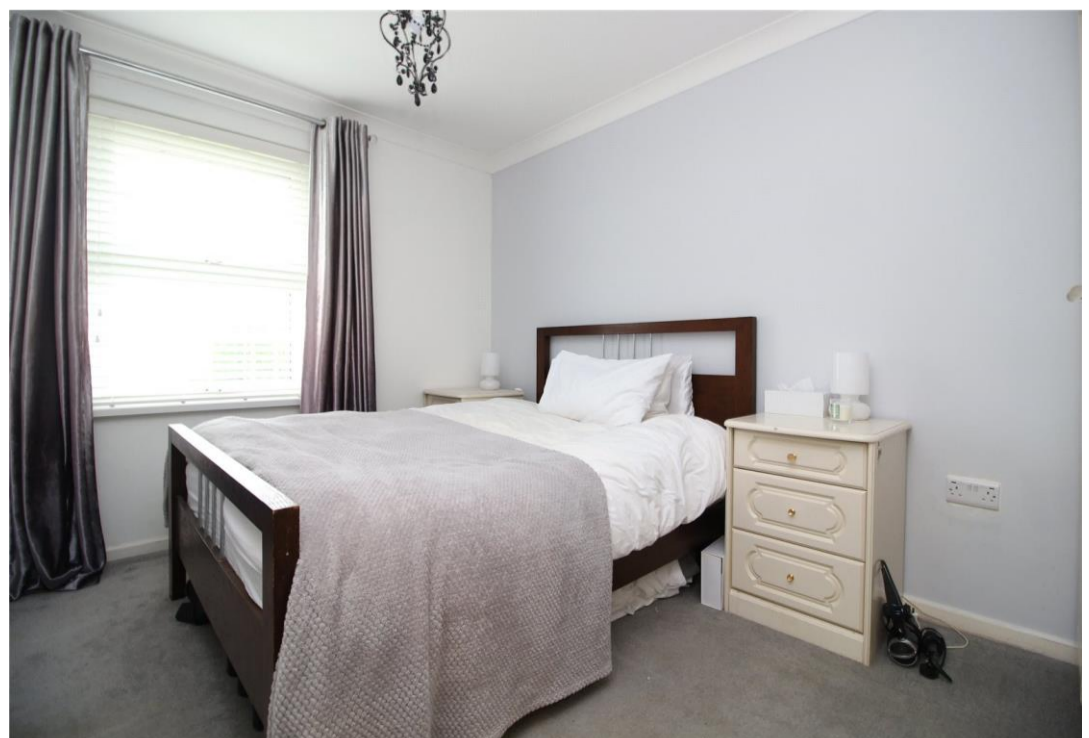


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31 Knighton Park, Barton On Sea, Hampshire, BH25 7PG
Asking Price £450,000

31 Knighton Park, Barton On Sea, Hampshire, BH25 7PG

- Spacious House
- Three bedrooms
- Impressive Living/dining room
- Kitchen/breakfast room
- Downstairs cloakroom
- Ensuite & bathroom
- Westerly rear garden
- Garage & garden
- Chain free sale
- Walking distance of cliff top





SUPERB MID TERRACE HOME IN PLEASANT LOCATION, OFFERED 'CHAIN FREE'.

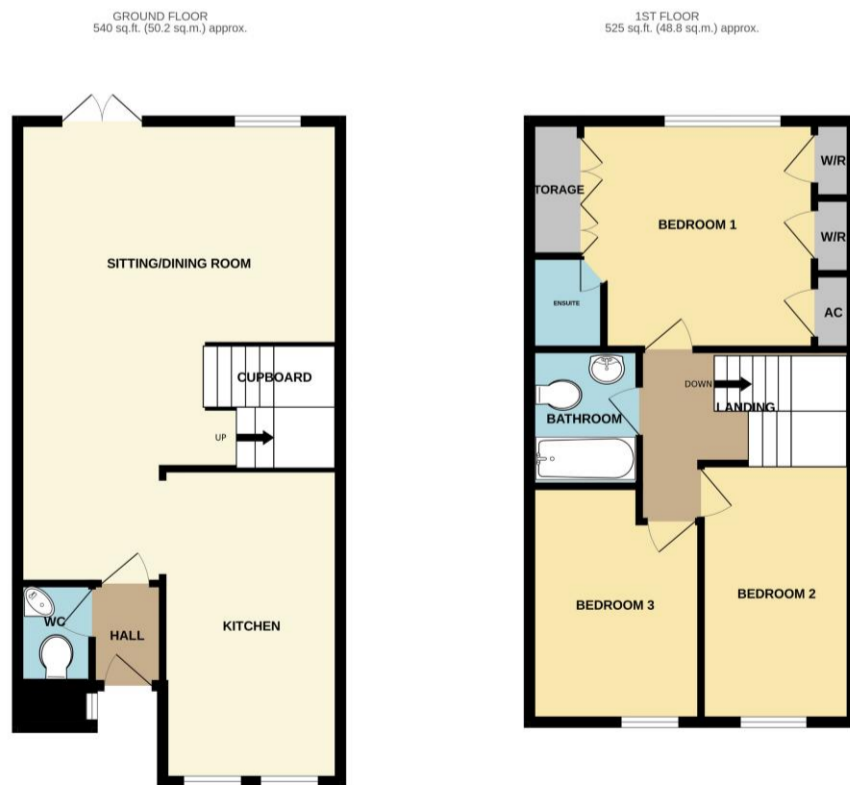
Accommodation: The entrance hall leads to the downstairs cloakroom and there is a most impressive living/dining room overlooking the rear garden. There is a spacious and well appointed kitchen/breakfast room as well. The first floor landing leads to the three double bedrooms. Bedroom one has an en suite shower room plus there is a main bathroom.

Outside: There is a garage in a block. There is an area of front garden and across from the house is a pleasant communal garden, both looked after under the maintenance agreement for which there is a modest charge, to be confirmed. The rear garden enjoys an approx westerly aspect for afternoon sunshine and has lawned and paved areas, as well as a garden shed.

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. 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 and we would be happy to help a prospective buyer investigate. 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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