



PETTENGELLS
ESTATE AGENTS

22 Western Avenue, Barton On Sea, Hampshire, BH25 7PZ
Offers Over £625,000

22 Western Avenue, Barton On Sea, Hampshire,
BH25 7PZ

- Fabulous bungalow, walking distance to clifftop
- Three bedrooms
- 32' living space including
- (Recent) new kitchen
- Bedroom one has ensuite
- Modern bathroom
- Driveway and garage
- Low maintenance rear garden





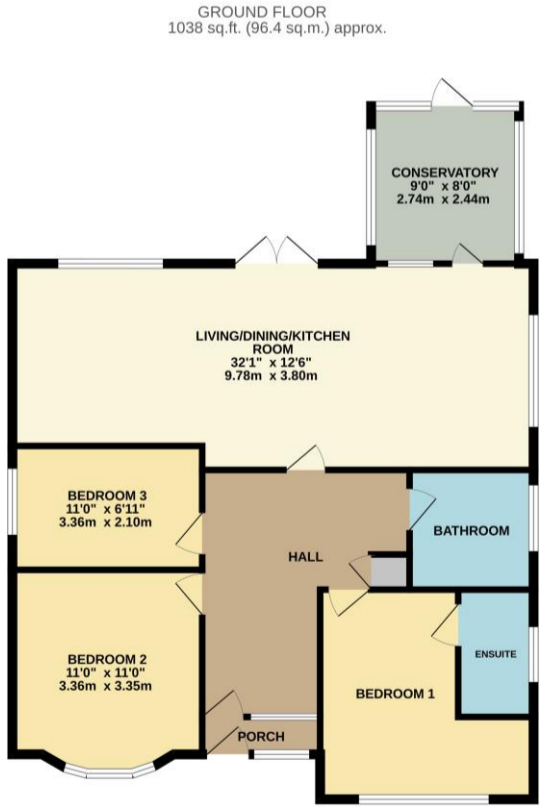
WELL PRESENTED THREE BEDROOM, TWO BATHROOM DETACHED BUNGALOW WITH SPLENDID 32' OPEN PLAN LIVING SPACE OVERLOOKING THE REAR GARDEN WHICH HAS A PLEASANT TREE LINED BACKDROP.

Accommodation: There is a porch then entrance hall. The current owners have remodelled the bungalow to create a superb 32' living/dining room/kitchen which overlooks and opens out to the rear garden. The kitchen is modern and well appointed and then leads to the conservatory/garden room which is heated so usable all year round. Bedroom one has a modern ensuite shower room. There are two further bedrooms and a family bathroom

Outside: To the front of the bungalow is an area of garden. Adjoining this the drive gives off-road parking for three cars, leading via gates to the detached single garage which has an electric door to front. The rear garden has an artificial lawn for ease of maintenance, as well as an extensive paved area and a pergola. The solar panels are not included.

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

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TOTAL FLOOR AREA: 1038 sq.ft. (96.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, 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 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 Lettingplan 12/2020

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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