



PETTENGELLS
ESTATE AGENTS

19 Wavendon Avenue, Barton On Sea, Hampshire, BH25 7LP
Asking Price £665,000

19 Wavendon Avenue, Barton On Sea,
Hampshire, BH25 7LP

- Spacious home
- Private gardens
- Driveway
- Four bedrooms
- Living room
- Dining/family room
- Kitchen/breakfast room
- Ground floor family bathroom
- First floor shower room
- Flexible accommodation





IMPRESSIVE, SPACIOUS DETACHED FOUR BEDROOM CHALET STYLE RESIDENCE, SITUATED WITHIN VERY PRIVATE GARDENS.

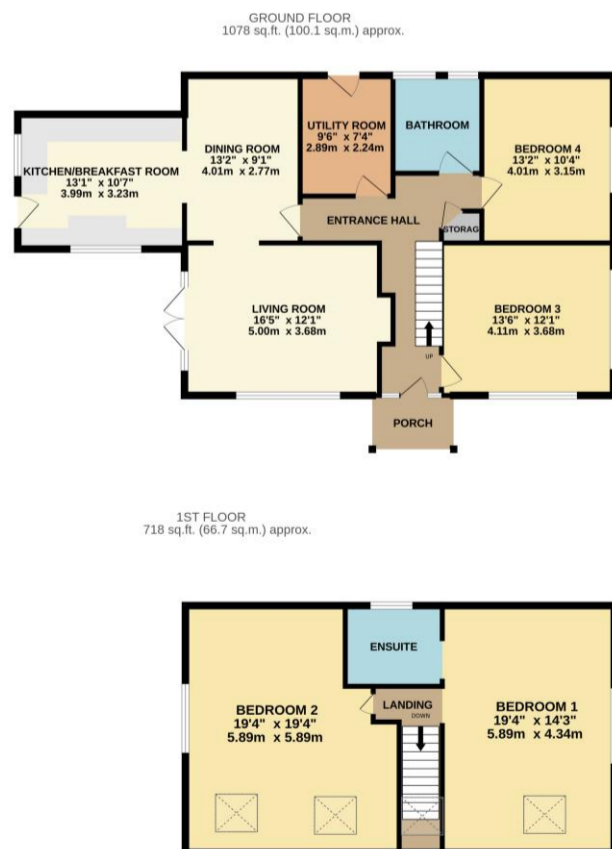
Accommodation: The entrance hall leads into the dining/family room and this in turn opens to the bright living room and also the well appointed kitchen/breakfast room (with under floor heating), both of which enjoy a pleasant outlook to the garden. There are two ground floor bedrooms although one of these could be a further reception room. There is a bathroom/wet room and one of the original bedrooms have been converted to create a utility/store room (with a recently new boiler). Upstairs there are two exceptionally spacious bedrooms and one of which has an ensuite shower room.

Outside: The property sits on a very impressive and particularly secluded corner plot. Car access is in fact off Eldon avenue where the driveway gives off road parking to the rear of the property. Adjoining this is an area of side garden with various shrubs. The front of the house is very private (and difficult to photograph!), with a hedge giving screening from the road. The main garden is to the west side where there are lawned, decked and paved areas as well as shrub borders, a summer house and shed.

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

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TOTAL FLOOR AREA: 1796 sq.ft. (166.9 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of floors, windows, doors 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 floorplans 10/2021



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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