



PETTENGELLS
ESTATE AGENTS

88 Barton Lane, Barton On Sea, Hampshire, BH25 7PW
Asking Price £637,000

88 Barton Lane, Barton On Sea, Hampshire,
BH25 7PW

- Three double bedrooms
- Lovely living Room
- Superb Kitchen
- Ensuite
- Further shower Room
- Driveway
- Lovely Garden
- Pleasant Lane
- Sole Agents
- Call To View





SPLENDID AND WELL PRESENTED THREE DOUBLE BEDROOM DETACHED BUNGALOW SITUATED IN ONE OF BARTON ON SEA'S QUIETER LANES.

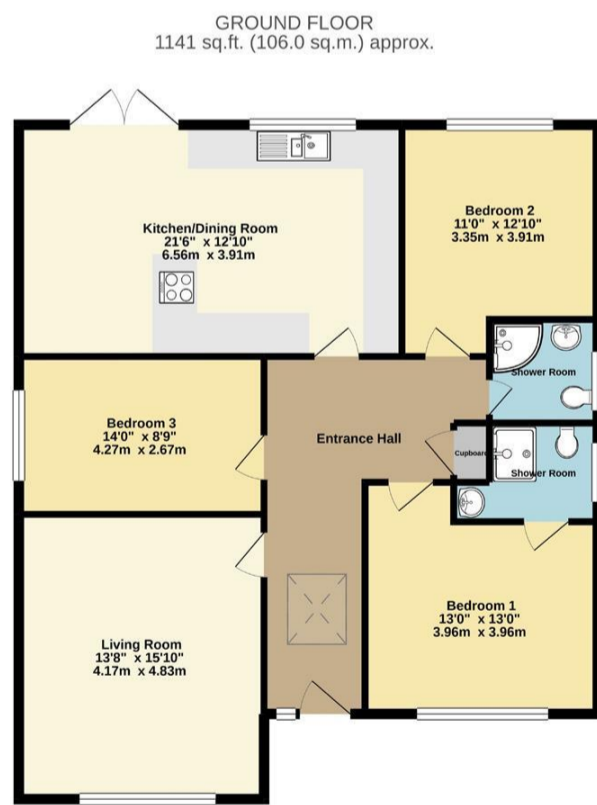
Accommodation: The welcoming entrance hall leads into a lovely living room. There is an impressive and well appointed kitchen/dining room overlooking and opening out to the rear garden. Bedroom one has a fitted wardrobe and a super ensuite shower room, there are then two further double bedrooms (further fitted wardrobe in bedroom two) and another shower room.

Outside: To the front of the bungalow there is an attractive area of garden, adjoining this the driveway to the front and side gives off road parking as well as space to turn. The rear garden is a lovely feature of the bungalow with real and artificial lawned areas, as well as paving, decking and a large shed.

EPC: C, Council Tax Band: D, Tenure: Freehold

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TOTAL FLOOR AREA: 1141 sq.ft. (106.0 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of floors, walls, windows 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.
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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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