



**PETTENGELLS**  
ESTATE AGENTS

3 First Marine Avenue, Barton On Sea, Hampshire, BH25 7DP

**Asking Price £1,200,000**

**3 First Marine Avenue, Barton On Sea,  
Hampshire, BH25 7DP**

- Supremely impressive Bungalow
- Close to Seafront
- Lovely large garden
- 24' x 12' air conditioned garden lodge
- Spacious Living Room
- Well Appointed Kitchen
- Five Bedrooms
- Three Bath/Shower Rooms
- Extended and Refurbished
- Annex with independent door





#### TRULY EXCEPTIONAL BUNGALOW, CLOSE TO THE BEACH!

We are delighted to offer what must surely be one of the most prestigious single storey residences in whole Barton On Sea area. This very spacious bungalow has delightful living space overlooking the impressive rear garden, there are five bedrooms and three bath/shower rooms including the current independent annex. There is a large garden lodge with further shower room giving great options.

**Accommodation:** There is a superb living room with doors opening to the garden and a feature lantern roof and this adjoins the well appointed kitchen which similarly overlooks the rear garden and also has a lantern roof. Extensive integrated appliances. There is then a large utility room. A new garden room overlooking the rear. There are four bedrooms and two bath/shower rooms in the main area including an ensuite off the main bedroom. The annex, which can be independently accessed and offers great scope for home and income, or indeed a dependent relative, comprises a bed/sitting room with its own well appointed kitchen area and access to its own garden area behind, as well as a shower/cloakroom

**Outside:** To the front there is an area of off road parking adjoining the garden. The rear garden is large and laid out for relative ease of maintenance. There is an extensive patio to the rear of the bungalow and an adjoining shed. At the bottom of the garden there is another large shed plus the most impressive:

**Superb Garden Lodge - 24' x 12':** This could also work as a home office or teenager den or indeed overflow bedroom. This has air conditioning/heating plus its own shower room with WC.

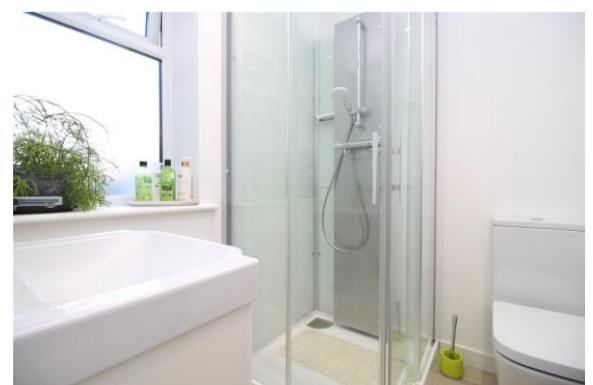
EPC: D, Current Council tax band: E, Tenure: Freehold

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TOTAL FLOOR AREA : 2100 sq ft ( 195 sq.m ) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. Prospective purchasers are advised to make their own measurements and not rely on these as to their accuracy or efficiency can not be guaranteed.  
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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. 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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